



Request for Proposal

GCs + Fee with Target
Budget

Serverfarm ARK 1-4

Clarksville, AR

Building 1-3

February 24, 2026

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Serverfarm ARK 1-3 – Request for Proposals

Dear Prospective Bidder,

Yates-Nabholz, as the General Contractor for the ServerFarm ARK 1-4 project, invites contractors to demonstrate their expertise and capacity by submitting proposals for the following bid packages:

- **03.05a Structural Concrete Building 1**
- **21.01 Fire Protection Systems**
- **23.05 Mechanical Systems**
- **26.01 Electrical Systems**

This RFP includes details on prequalification, submission instructions, project milestones, evaluation criteria, and required exhibits. **All bids must be submitted through the Building Connected platform no later than 12:00 PM CST on February 24, 2026.**

While this RFP provides the detailed scope for Building 1, proposals submitted will be considered valid for the award of Building 1, Building 2, or Building 3.

To evaluate potential award of multiple buildings, bidders must provide the following as separate line items in the 'Alternates' section of the bid form:

- The discount for the combined award of any two (2) buildings.
- The discount for the combined award of all three (3) buildings.

Furthermore, bidders are required to acknowledge on the bid form which building or combination of buildings best suits their current capacity and resources. Bidders should use the provided Project Schedule for Bidding to make this determination.

For questions regarding the RFP, please contact the Yates-Nabholz team members assigned to the bid package you are proposing on as listed on the Building Connected project site.

Thank you for your interest in contributing to this significant project.

Sincerely,

Yates-Nabholz

Introduction and Project Summary

Yates-Nabholz has been selected as the Construction Manager for the Serverfarm ARK 1-4 project located in Clarksville, Arkansas. We are soliciting proposals for Buildings 1-3 from qualified subcontractors capable of providing competitive pricing while demonstrating the capacity, manpower, and relevant experience required to meet the demands of a hyperscale data center project.

Proposals shall reflect a clear understanding of the project scope and include all costs necessary to fully comply with the requirements outlined in this RFP. Responding subcontractors must meet or exceed Yates-Nabholz's prequalification standards and demonstrate a proven track record of successfully executing similar work on complex, schedule-driven projects.

Proposals submitted could be considered valid for the award of Building 1, Building 2, Building 3 or Building 4. To evaluate potential award of multiple buildings, bidders must provide discounts for a combined award of two (2), three (3), or four (4) buildings as separate line items in the 'Alternates' section of the bid form. Bidders must also acknowledge on the bid form which building or combination of buildings best suits their current capacity and resources, using the provided Project Schedule for Bidding to make this determination.

Buildings 1 through 4 each consist of a **72 MW hyperscale data center**, inclusive of Tenant Fit-Out (TFO). Construction is currently anticipated to commence in December 2025. Subcontractors responding to this RFP shall demonstrate the capability, staffing, and resources required to support hyperscale data center construction, including phased delivery, schedule-driven execution, and coordination with multiple trades, commissioning activities, and Owner requirements.

Trade Package Awards

The methodology for awarding trade packages will be based on the overall best value. Competitive proposals will be selected for presentations and a Q&A session the week following the submission deadline. This session allows bidders to elaborate on their approach and demonstrate project understanding.

Award decisions will be based on an overall best-value evaluation, including, but not limited to, proposed general conditions, fee structure, labor rates, staff rates, and commercial competitiveness, as well as the bidder's experience, capacity, and demonstrated expertise in hyperscale data center construction. Consideration will also be given to the bidder's ability to execute schedule-driven work, coordinate with multiple trades, and meet the technical and operational requirements defined by the plans and specifications. The objective is to identify trade partners that provide the strongest combination of commercial value and proven capability to successfully deliver this project.

Proposal Requirements

For consideration on the ServerFarm ARK 1-4 project, all proposals must adhere to the specified requirements, ensuring completeness and compliance. Bids must be submitted using the bid form on the Building Connected platform and must include all items outlined in the RFP. Additionally,

proposals must include supporting documentation demonstrating qualifications, capacity, and experience. It is the responsibility of bidding contractors to comply with all applicable federal, state, and local laws, regulations, and codes. Proposals that fail to meet these criteria may be deemed nonresponsive. The following section details the mandatory requirements for proposal submission.

Prequalification

- **Prequal Application via TradeTapp:** Contractors must complete and submit the Prequal Application through TradeTapp, which gathers information, including:
- **Company Information:** Legal business name, office locations, years in business, tax ID, and business structure.
- **Work and Market Experience:** Types of work performed and markets served, highlighting specific experience relevant to this project.
- **Safety Records:** Safety performance data, including the Experience Modification Rate (EMR), OSHA 300 log details, and any reported incidents.
- **Insurance and Bonding Information:** Details of current insurance coverages, bonding limits, and claims history.
- **Legal and Financial Background:** Information on any past litigation, bankruptcy, or other legal matters that could impact qualifications.

SUBMIT NO LATER THAN 2/13/26

For access to the prequalification site through trade tapp, visit Yates Construction's Trade Partners and Vendors page at www.wgyates.com/trade-partners-and-vendors/. Additional guidance on completing the Prequal Application, support resources specific to TradeTapp and the prequalification process are available at support.buildingconnected.com.

Previously Submitted TradeTapp Prequalification Applications

Contractors who have completed the Prequal Application through TradeTapp within the last 12 months are not required to resubmit this information unless significant changes have occurred. However, all contractors must still submit the additional qualification documentation demonstrating healthcare and laboratory project experience, capacity, and staffing resources, as outlined below.

Cost Proposal

- **General Conditions & Staffing Cost Breakdown:** Detailed breakdown of general conditions costs, including staff loading and associated expenses.
- **Labor Rates:** Provide comprehensive labor rates for all proposed personnel, including project management, supervision, and field crew.

- **Construction Equipment Rates:** Include detailed rates for all construction equipment proposed for the project.
- **Proposed Fee Structure:** Outline your overall fee structure, inclusive of overhead and profit.
- **Target Budget:** Proposals are being requested based on approximately 60% Design Development Documents. Proposers shall include all costs necessary to complete the Work in accordance with the Basis of Design, performance criteria, applicable codes, and industry standards, whether or not specifically shown in the documents.
 - Bidders shall submit a detailed estimate for the target budget that includes quantity takeoffs broken down by system.
 - Target Budgets shall include sufficient detail to allow evaluation of labor rates, labor hours, production assumptions, major materials, equipment, contingency allowances, and key cost drivers.

Upon award, the Trade Partner shall track its budget as the design progresses and shall submit a detailed variance report with each estimate, reconciling the current estimate to the prior design-stage estimate, including the final lump-sum or GMP.

The Trade Partner's final Lump Sum or GMP Contract Price based on 100% Construction Documents shall not exceed the initial proposal by more than five percent (5%), excluding:

- Owner-directed scope changes
- Documented changes in code or authority having jurisdiction requirements
- Material scope additions not reasonably inferable from the 60% Design Development Documents

Any increase beyond five percent (5%) shall be fully itemized and justified, with clear identification of scope growth versus estimating refinement.

Technical Proposal

- **Data Center Experience:** Provide examples of completed Data Centers, including project names, scope, contract value, and completion dates, along with client references to verify relevant experience.
- **Current Backlog and Capacity:** Outline your current and historical backlog to demonstrate the capacity to take on additional work. Include details on active and projected workloads.
- **Staffing and Resource Capacity:** Demonstrate your manpower and resource availability, including specialized personnel and equipment necessary for this project. Include peak and average staffing projections as applicable. An organizational chart with the proposed team for this project is required. Proposals that do not include the required organizational chart may be deemed incomplete or unresponsive.

- **Project Management and Quality Control:** Summarize your project management approach and quality assurance practices, with an emphasis on policies and standards that ensure high performance in hyperscale data center and mission-critical environments.
- **Cost Control Methods:** Detail your approach to cost management and control, particularly on complex or specialized projects, to demonstrate your capability in maintaining budget alignment.
- **Design Assist Capabilities:** Provide examples of previous projects where design assist services were utilized, highlighting how your team collaborates effectively with design partners.
- **Scheduling Capabilities:** Demonstrate your scheduling practices, including experience with complex project timelines and adherence to critical project milestones. Detail any software used for scheduling, and examples of how your team has managed schedules effectively in past projects.
- **BIM/VDC Capabilities and Experience:** Outline your experience with Building Information Modeling (BIM) and Virtual Design and Construction (VDC) practices, including specific software used and examples of past projects where these methods contributed to project success.
- **Supply Chain & Long-Lead Equipment Strategy:** Detail your procurement strategy for long-lead equipment critical to data center construction (e.g., generators, switchgear, transformers, cooling units). Describe your relationships with key vendors and your plan to mitigate supply chain risks and schedule delays.
- **Commissioning Integration Plan:** Describe your experience with the data center commissioning process (Levels 1-5). Provide a plan detailing how your team will integrate with the Commissioning Agent (CxA), support commissioning activities, and manage deficiency resolution to ensure a smooth transition from construction to an operational facility.
- **Build Plan and Execution Strategy:** Provide a detailed Build Plan outlining your proposed approach to executing the scope of work. This should include your construction sequencing, manpower loading strategy, equipment utilization, material handling logistics, and any access, laydown, or coordination requirements. Please describe how you intend to interface with other trades, mitigate potential schedule or logistical constraints, and support overall project flow and critical path.

Specifically address how your plan accommodates the phased turnover of the facility, ensuring that ongoing construction does not impact previously completed and commissioned phases.

Include any visual aids, sequencing diagrams, or schedule narratives that help communicate your strategy. If applicable, identify any prefabrication, modularization, or lean construction practices that will be utilized.

- **Completed Projects with Yates or Nabholz:** Provide information on any completed projects where your company worked with Yates Construction or Nabholz Construction. Include project names, scope, contract value, completion dates, and a summary of the services provided.

Terms and Conditions

As a condition for consideration for the award of this project, all trade partners must accept the terms and conditions outlined in the Yates-Nabholz Subcontract.

Acknowledgment of the acceptance of these terms and conditions is required for a proposal to be considered responsive to this RFP. Failure to provide such acknowledgment may result in the proposal being deemed incomplete or unresponsive, and Yates-Nabholz reserves the right to reject it.

Instructions to Bidders

Pricing

In addition to the Scope of Work on the bid form, the following items shall be included in the Subcontractor's pricing:

- **Caulking & Sealants** – Provide and install all specified caulking and sealants to achieve a weathertight building envelope. Pay special attention to transitions, penetrations, and interfaces with existing construction.
- **Cleanup Completion** – Perform a thorough cleaning of the work area upon completion of work. Remove all tools, equipment, materials, and debris, and leave the area in a clean, broom-swept condition ready for inspection and subsequent trades.
- **Cleanup Enforcement** – Contractor will monitor cleanup compliance through inspections, photographs, and designation of “Zero-Debris Zones.” Non-compliance may result in work stoppage, back-charges for third-party cleanup, or termination of the Subcontract.
- **Composite Cleanup** – Participate in Contractor-organized Composite Cleanup Crews as scheduled:
 - 5–9 personnel on site: 1 participant required
 - 10–25 personnel on site: 3 participants required
 - 26–75 personnel on site: 6 participants required
 - 76–200 personnel on site: 10 participants required
 - 201–300 personnel on site: 15 participants required
 - 301–400 personnel on site: 20 participants required
 - 401–500 personnel on site: 25 participants required

- **Daily Cleanup** – Maintain a clean, organized work area throughout the project. Remove trash, debris, and hazardous materials daily. Dispose of waste in designated containers per site-specific waste management regulations.
- **Environmental** – Comply with all environmental regulations, including those governing discharge and disposal of oils, hazardous fluids, and waste. Discharge of hazardous fluids is strictly prohibited.
- **Substance Abuse Testing Policy** – Adhere to the Contractor’s Substance Abuse Testing Policy.
- **Quality Professional Personnel Requirement** – Provide qualified personnel as required by the Quality Professional Requirements.
- **Quality Management Plan** – Comply with the project’s Quality Management Plan.
- **Safety Personnel Requirement** – Provide safety personnel in accordance with the Safety Personnel Requirement.
- **Site-Specific Safety Plan** – Develop, submit, and adhere to a site-specific safety plan.
- **Site Logistics and Staging Plan** – Review, acknowledge, and comply with the Contractor’s site logistics and staging plan.
- **Billing Procedures** – Follow Contractor billing procedures as specified.
- **Layout** – Perform accurate layout of work using established benchmarks and gridlines. Account for existing conditions and assume full responsibility for accuracy of lines and measurements.
- **Material Storage** – Coordinate material, tool, and equipment storage with Contractor to prevent conflicts with other trades.
- **MEPF Coordination** – Prioritize coordination with MEP trades to address the complexity of building systems.
- **Scope-Specific Safety Measures** – Provide and maintain all safety measures required for this scope, including but not limited to temporary handrails, safety rails, scaffolding, access platforms, barricades, hole covers, and fall protection systems. Install, maintain, and remove such measures in compliance with OSHA and project-specific safety requirements.

Bid Form

The BuildingConnected Bid Form is divided into two main sections: **Scope-Specific Bid Form** and **Project Bid Form**. Both sections must be fully completed as part of your proposal.

1. Scope-Specific Bid Form

- a. This section is the **defined scope of work** for your trade package and represents the scope you are expected to include in your pricing. It contains:
- i. **Target Budget Total** – include detailed estimate as an attachment. (do not include General Conditions in this total)
 - ii. **Inclusions** – Confirmation that your budget covers all scope items listed, as well as all requirements of the Contract Documents.
 - iii. **Scope-Specific Information & Unit Costs** –Entry of proposed fee structure, and total General Conditions.

Description	Quantity	Unit Cost	Total Cost
*Total Target Budget Building 1 (attach detailed estimate, do not include General Conditions in this total)			\$
Base Bid			\$0

Scope-Specific Information and Unit Costs	
Proposed Fee Structure:	
*Total Proposed Overhead	input response here
*Total Proposed Profit	input response here
*Total Proposed Fee on Equipment Purchase	input response here
Proposed General Conditions:	
*Total General Conditions for Building 1 (attach manloader inclusive of hourly rates for each position listed)	\$

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Inclusions	Mark "yes" to all yes/no questions »
Subcontractor shall furnish all labor, materials, tools, equipment, facilities, supervision, management, financing, services, shop drawings, submittals, testing, and other items necessary for the proper execution and functioning and shall make all installations and connections necessary, specified, customary, or otherwise appropriate to perform fully and to complete in every respect the Subcontract work generally described as follows:	
* Furnish and erect all architectural precast concrete panels (spandrels, corners, radius, transition, vertical base-of-wall, loading dock, tank farm, screen walls).	<input type="radio"/> Yes <input type="radio"/> No
* Furnish and install GFRC column covers and all associated support systems.	<input type="radio"/> Yes <input type="radio"/> No
The scope listed below is intended to highlight the Work of this Subcontract and does not intend to list each and every item required by the intent of the Contract Documents. Subcontract is responsible for all drawings and general provisions of the contract, including Invitation to Bid, Bid Form, General Conditions, Supplementary Conditions, and any Addenda issued during bidding:	
* Architectural Precast Panel Fabrication & Delivery	<input type="radio"/> Yes <input type="radio"/> No
* Architectural Precast Erection	<input type="radio"/> Yes <input type="radio"/> No
* GFRC Fabrication & Delivery	<input type="radio"/> Yes <input type="radio"/> No
* GFRC Erection	<input type="radio"/> Yes <input type="radio"/> No
* Mockups	<input type="radio"/> Yes <input type="radio"/> No
* Delegated Design Engineering	<input type="radio"/> Yes <input type="radio"/> No
* Cranes with Operator	<input type="radio"/> Yes <input type="radio"/> No
The items listed below are highlighted to avoid potential scope disputes, but in no way does the listing imply that items otherwise included in the general scope of work are excluded. Excluded items must be listed in the exclusions section below or the subcontractor is responsible.:	
* Subcontractor includes all delegated engineering including panel design, reinforcement, connection design, tolerance, and thermal movement accommodations	<input type="radio"/> Yes <input type="radio"/> No
* Subcontractor shall furnish all embedded and loose hardware required for connection to structural steel and concrete, including but not limited to bearing plates, weld plates, anchor channels, dowels, and clips. Subcontractor is responsible for delivery, coordination, and provision of setting drawings and templates for installation by others.	<input type="radio"/> Yes <input type="radio"/> No
* Subcontractor includes All welding, bolting, field alignment, grouting, patching, and cleaning required to install panels complete	<input type="radio"/> Yes <input type="radio"/> No
* Subcontractor includes Support for all curtain wall anchor loads at precast interface including furnishing inserts, plates, and connection hardware in coordination with the curtain wall subcontractor	<input type="radio"/> Yes <input type="radio"/> No

2. Project Bid Form

- a. This section applies to all trades and includes:
 - i. **General Acknowledgments** – Confirmation of EMR, prequalification status, acknowledgment of plans and specs, bulletins/addenda, labor affiliation and workforce classification, insurances, taxes, Textura, licensing, warranties, schedule lead times, resource confirmation, and general scope acknowledgements.
 - ii. **Bond Information** – Confirmation of bonding capacity and requirements.

General Acknowledgments		Mark "yes" to all yes/no questions »
* Provide Current EMR Rate	<input type="text" value="input response here"/>	
* Confirm submission of prequalification information is complete and submitted through TRADETAPP and all information is current		<input type="radio"/> Yes <input type="radio"/> No
* Confirm proposal is per plans and specifications		<input type="radio"/> Yes <input type="radio"/> No
* Subcontractor acknowledges that they have reviewed the complete Contract Documents, including all Drawings and all Specification Sections as identified in the Index of Design Documents, and that their proposal includes all requirements applicable to their scope of work, whether or not such requirements are expressly called out in the bid package scope of work.		<input type="radio"/> Yes <input type="radio"/> No
* Confirm that all bulletins are included in your proposal		<input type="radio"/> Yes <input type="radio"/> No
* Indicate total number of bulletins issued	<input type="text" value="input response here"/>	
* Confirm that all Addendums are included in your proposal		<input type="radio"/> Yes <input type="radio"/> No
* Indicate total number of Addendums issued	<input type="text" value="input response here"/>	
* Is workforce signatory to a labor union or open shop (non union)	<input type="text" value="input response here"/>	
* Confirm agreement to Yates subcontract terms and conditions unamended.		<input type="radio"/> Yes <input type="radio"/> No
* Confirm that that all contract-required insurances are included.		<input type="radio"/> Yes <input type="radio"/> No
* Confirm that all applicable taxes are included		<input type="radio"/> Yes <input type="radio"/> No
* Confirm that your line-item pricing includes all Textura fee		<input type="radio"/> Yes <input type="radio"/> No

Bid Submission

All bids must be submitted using the BuildingConnected Bid Form. Proposals must be based on the most current plans and specifications and must fully comply with the terms and conditions outlined in the Yates-Nabholz Subcontract Agreement.

Failure to provide a fully completed bid form may result in rejection of the bid. It is the bidder's responsibility to ensure all required fields are accurately completed and submitted prior to the stated deadline. Incomplete or late submissions may lead to disqualification from consideration. The BuildingConnected system will automatically close and no further submissions will be accepted one (1) second after the published bid due date and time.

Value Engineering:

While value engineering options are welcomed and encouraged, the base bid must strictly adhere to the plans and specifications. Any proposed alternates or value engineering options should be clearly identified and submitted as separate line items for consideration.

Subcontractor List and Scope:

Bidders shall include, as a separate attachment, a list of subcontractors along with a description of the scope of work each subcontractor will perform.

Pre-Bid RFIs

Submit all RFIs through Building Connected by 2/17/26. RFIs received after 2/17/26 will not be responded to.

RFIs will be answered through bulletins published through Building Connected and will be available for all bidders to see. RFIs will not be answered via email. No bulletins will be issued inside of 48 Hours of the bid due date.

Submission Checklist

Please ensure that the following items are included in your RFP response:

- Prequal Application via TradeTapp (SUBMIT BY 2/13/26)**
 - Complete the Prequal Application through TradeTapp, as outlined in this RFP.
- Additional Qualification Documentation**
 - Submit the required supplemental materials demonstrating your company's experience and capacity, as detailed in the RFP.
- Building Connected Bid Form**
 - Include Base Bid and alternate pricing per plans and specifications, and requested unit prices
- Detailed General Conditions (Manloader)**
 - Provide a position-by-position manloaded staffing plan identifying role, total hours, calculated FTEs, and duration on site. For each position, include a full labor rate build-up, clearly itemizing base wage, payroll taxes, fringe benefits, insurance, burdens, and fee/markup, with the extended cost tied directly to the total hours shown.
- Field Labor Rates**
 - Include a complete listing of all field positions and labor rates (including rate build-up) in Excel format.
- Equipment Rates**
 - Include a complete listing of all equipment and equipment rates (per hour, per week, per month) in Excel format.
- Subcontractor List and Scope**
 - Provide a detailed list of subcontractors included in the bid (if any) along with the specific scope of work each will perform. This ensures clarity and alignment on project responsibilities.
- Terms and Conditions Agreement**
 - Confirm agreement to the terms and conditions outlined in the Yates-Nabholz Subcontract.

Submission Instructions

Submit responses to this RFP through the BuildingConnected platform as a single combined PDF document.

The maximum file size is 500 MB.

Responses are due no later than 2/24/26 by 12:00 PM CST.

For guidance on submitting the RFP response, support resources specific to BuildingConnected and the submission process are available at support.buildingconnected.com.

RFP Exhibits

The following exhibits are available on the BuildingConnected site and are essential for understanding the project requirements and terms. Trade partners are advised to review these documents thoroughly to ensure alignment with project standards and expectations.

- Billing Procedures
- BIM Execution Plan
- Drawings
- Index of Design Documents
- Insurance Requirements (Base Bid)
- OCIP Manual (Alternate Pricing)
- Prime Agreement
- Project Schedule for Bidding
- Quality Management Plan
- Quality Professional Requirements
- Safety Personnel Requirement
- Site Specific Safety Plan
- Site Logistics
- Specifications
- Yates-Nabholz RFP to Bidders
- Yates-Nabholz Subcontract