

Unified School District No. 463
Udall, Kansas

Request for Statements of Qualifications, Phase I, to Provide Construction Management At-Risk Services

Closing Date: Tuesday, June 2, 2015
Closing Time: 1:30 p.m. local time, Udall, Kansas

Interested parties should submit one original and ten (10) copies of its statement of qualifications in a sealed package. The outside of the package should be clearly marked "Statement of Qualifications to Provide Construction Management at-Risk Services." Statements of qualifications must be received on or before the closing time on the closing date set forth above at the offices of the district at the following address:

U.S.D. 463 Board of Education
303 S. Seymour Street
Udall, KS 67146.

The Board of Education of Unified School District No. 463 – Udall, Kansas seeks statements of qualifications from construction managers and general contractors interested in providing construction management at-risk services.

Scope: The district recently passed a bond election approving \$5.95 million for the construction of a number of improvements to district facilities in Udall, KS. Projects include:

- A classroom addition to the existing Elementary School Building.
- An auditorium addition to the existing High School Building.
- The relocation of the existing baseball field.
- The relocation of the running track and related field event facilities.
- The construction of a new transportation maintenance building.
- The remodeling of the existing FACS Classroom and the existing Science Lab within the existing High School Building

The district is seeking a firm to assist with construction phasing, project scheduling, and the management of project costs during the development of the Construction Documents as well as managing the bidding and construction services for the bond projects.

This request for statements of qualifications is the first phase of a three-phase qualifications-based selection process as required by K.S.A. 72-6760. The board, after considering statements of qualifications submitted in response to this request, will qualify at least three, but not more than five, of the interested construction managers to be considered during Phase II of the selection process.

The board reserves the right to reject any or all statements of qualifications and may, at its discretion, disqualify any proposal submitted by a party that the board determines lacks the minimal qualifications to perform the proposed work.

The proposed projects involve substantial renovations, new construction, and/or a combination of new construction and renovations. Such statement of qualifications shall include, but should not be limited to, the following information:

1. The Firm Information: Provide the firm's legal name and address of principal office(s);
2. Management Approach: Describe your firm's management approach, including experience working in and adjacent to operating schools;
3. Relevant Experience: Experience in successfully completing relevant K-12 education projects;
 - a. Experience in successfully completing building addition projects;
 - b. Experience with sports field and track construction projects;
4. CMaR Experience: Experience with providing construction management at-risk services with emphasis on construction management at-risk services for Kansas unified school districts since the inception of construction management at-risk for Kansas public projects in May 2008*;
5. References: Provide references from design professionals and owners of completed projects using construction management at-risk services
6. Financial/Bonding: Financial statement and evidence of current bonding capacity in accordance with K.S.A. 60-1111 in an amount at least equal to the proposed maximum amount of municipal school bonds noted for this project.
7. Local Business Utilization: Statement of the firm's plan to work with local subcontractors, vendors and businesses;
8. Any other information that may be relevant to evaluating such statement of qualifications

*The district is most interested in evaluating the firm's construction management at-risk experience. Projects delivered via other delivery methods (e.g. construction management-agency, design-build, general construction) will be considered less relevant by the district.

Kansas law requires a public work bond (K.S.A. 60-1111), in an amount not less than the contract amount, and the statement of qualifications should include evidence that the firm has the financial resources to provide the required bond in an amount at least equal to the construction budget.

For more information contact Mr. Kim Stephens, U.S.D. 463 superintendent of schools, at kimstephens@usd463.org or 620-782-3355.

Kim Stephens
Superintendent of Schools
U.S.D. 463, Udall, Kansas