

GARDNER EDGERTON UNIFIED SCHOOL DISTRICT NO. 231

Request for Qualifications for Construction Management at-Risk Services

Gardner Edgerton Unified School District – Advanced Technical Center

February 4, 2016

Gardner Edgerton Unified School District No. 231 seeks statements of qualifications from construction companies interested in providing construction management at-risk services for Gardner Edgerton Unified School District Advanced Technical Center. This project was included in a Bond Referendum election that was approved on February 2, 2016.

Second Solicitation and New Project

The school district notes that this Request for Qualifications for Construction Management At-Risk (CMAR) services dated February 4, 2016 represents a 2nd solicitation for services of this nature. A previous CMAR solicitation was initiated on November 12, 2015 for a construction project involving building additions and renovations for the Gardner Edgerton High School building. The previous solicitation and selection process resulted in the selection of McCown Gordon Construction for that specific project. Construction Manager At Risk candidates that submitted a Request for Qualifications response specific for the previous high school addition and renovations project are not required to re-submit a Request for Qualifications response for this Advanced Technical Center project. The RFQ response information previously submitted will be utilized by the school district for this project solicitation with the points awarded in the previous solicitation evaluation proportionally scored and applied to this solicitation.

Project Description

The project included in this solicitation for CM at risk services has an estimated construction cost of approximately \$6,000,000.

The Advanced Technical Center will be a new facility that will be constructed adjacent to and across a school campus driveway from the existing high school building. The new facility will be approximately 29,579 square feet and will house the following instructional programs: computer aided drafting, construction trades, welding, automotive collision repair, and automotive repair. The building will be a single story, steel framed, masonry structure with varying roof heights consisting of modified bitumen and standing seam metal roof areas. Construction will include development of additional parking (approximately 21 new parking stalls); a masonry enclosed open storage courtyard area; new utility services including water, gas, electric; and sanitary and storm sewer connections.

Construction of this project is extremely time critical, as its completion and availability for occupancy is necessary for the renovation of other areas of the high school building under a separate and distinct construction project. Construction is projected for the timeframe of June 2016- February 2017, with move-in to the new building slated for the spring break timeframe of March 2017.

Selected Architect for the Advanced Tech Center Project

HTIK Architects is providing the architectural-engineering services for this project. HTK has completed the design development phase of the project, and is proceeding with construction documents. The completion of the construction documents is tentatively targeted for April 12, 2016. HTK is also preparing the project application to the City of Gardner, Kansas Planning staff for approval of the project. The Planning department application will be submitted on February 10, 2016. Planning Commission approval for the project is targeted for March 22, 2016.

Form of Contract

The form of the contract for the project will be an AIA A133-2009 Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the cost of the work plus a fee with a Guaranteed Maximum Price. It is the intent of the school district that the Guaranteed Maximum Price shall be established based on the Architect's Construction Documents as developed at 100% completion. The school district has modified the AIA A133-2009 agreement and AIA A201-2007 General Conditions of the Contract for Construction for use on this project. Copies of the modified AIA forms will be distributed to short-listed firms as part of the Request for Proposal in phase two of the selection and evaluation process.

Selection and Evaluation Process

Phase One

This Request For Qualifications is the first phase of a three-phase qualifications-based selection process as required by K.S.A. 72-6760. The school district will evaluate the qualifications of the responding firms in accordance with the Phase One Submission Requirements outlined at the end of this document. Points will be assigned based on the maximum identified for each of the seven required sections noted. The school district endeavors to short-list to three qualified firms; based on the highest overall point totals tabulated by the district's evaluation as having the best and most relevant qualifications to perform the project. The District will exercise discretion to disqualify any firm that, in the District's opinion, lacks the minimal qualifications required to perform the work.

Responses to the Request for Qualifications will be utilized to short list firms, and will also be utilized in the final assessment of firms, with a weighting factor of 15% of the RFQ response score being utilized in the final overall scoring and assessment.

Phase Two

In phase two, the three short-listed firms selected in phase one will be invited to submit responses to a Request For Proposal for construction management at-risk services. The shortlisted firms shall submit proposed fees in the format required by the Kansas Department of Administration (including fees for preconstruction services; costs for supervision and management; costs for temporary facilities, equipment and contracted services; costs for surety and insurance; and base fee) directly (and only) to the Deputy Director, Department of Administration. The office of the Deputy Director will score and rank the proposals for the best value and report such findings to the School District after interviews and scoring have been completed by the District. The recommendation of the Department of Administration to the District will be open for public review. The scores on fees and profits will account for 25% of the total possible score.

Phase Three

In phase three the School District's interview committee will interview each of the three short-listed firms allowing the competing firms to present their proposed team members, qualifications, project plan, and answer questions. The interview scoring will account for 40% of the total possible score. The interview committee will be composed of school district staff and a representative of HTK (in an advisory role).

In phase three, the School District will also evaluate each of the short listed firm's written response to the Request for Proposal (including categories for project team, limited pre-construction services, establishing the GMP, construction planning and scheduling, contingencies, cost management, site management, self-perform capabilities, and other critical issues). The RFP response scoring will account for 20% of the total possible score.

The School District will evaluate each firm and assign points to identify the firm providing the best overall value to the school district based on the criteria identified in the Request for Qualifications, the Request for Proposal, the interview, and based on the best value recommendation of the Department of Administration. All scoring criteria and weighting factors will be identified by the District in the Request For Proposal to be provided to short listed firms.

Selection of the Construction Manager At-Risk

The School District will proceed to negotiate with and attempt to enter into a contract with the firm receiving the best total score and selected as the best overall firm to serve as the Construction Manager At-Risk for the project. Should the District be unable to negotiate a satisfactory contract with the firm with the best total score, negotiations with that firm will be terminated, and the district will undertake negotiations with the firm the next best total score.

If the School District determines that it is not in the best interest of the school district to proceed with the project pursuant to the proposal offered, the School District may reject all proposals.

The Construction Manager At-Risk contract for a project shall be prepared by the school district and entered into between the Board of Education and the awarded firm. The maximum price contract shall return any/all savings accrued under the Guaranteed Maximum Price to the school district.

Subcontractor/Supplier Bidding Requirements

The Construction Manager At-Risk, with the District's prior approval, will publish construction services bid notices in the official newspaper of the school district, the website of a statewide school board association or construction industry association, and in such other appropriate manner as may be determined and approved by the school district. Each construction services bid notice will include the request for bids and other bidding information prepared by the Construction Manager At-Risk. The school district may allow the Construction Manager At-Risk to self-perform construction services, but only under the condition that the firm submits a sealed bid proposal under the same requirements as all other competing firms. At the time for opening the bids, the Construction Manager At-Risk will evaluate the bids and determine the lowest responsible bidder, except in the case of self-performed work for which the school district shall determine the lowest responsible bidder. The Construction Manager At-Risk shall enter into a contract with each Sub-Contractor performing the construction services for the project. Copies of each contract entered into by the Construction Manager At-Risk and the selected Sub-Contractors shall be available for review by the school district.

**Gardner Edgerton Unified School District No. 231
Advanced Technical Center**

Initial Anticipated Timeline

Advertise for Statement of Qualifications:	Thursday, February 4, 2016
Formally Issue Request For Qualifications:	Thursday, February 4, 2016
Request For Qualifications Responses Due:	Monday, February 22, 2016
Short List Identified by District:	Wednesday, February 24, 2016
Formally Issue Requests for Proposals:	Thursday, February 25, 2016
Requests for Proposals Responses Due:	Monday, March 7, 2016
Cost Proposal Form Due to Dept. of Admin.:	Monday, March 7, 2016
Interviews with Interview Committee:	Thursday, March 10, 2016
Identification of Preferred CMAR Candidate	Monday, March 14, 2016
Final Negotiations with Preferred CMAR Candidate	March 15-18, 2016
Review Selection @ Construction Committee	Wednesday, March 24, 2016
BOE Consideration of CMAR Recommendation:	Monday, April 11, 2016
Anticipated Preconstruction Start Date:	Tuesday, April 12, 2016
Anticipated Completion of Construction Documents:	Tuesday, April 12, 2016
Anticipated Construction Start Date:	Monday, May 30, 2016
Anticipated Construction Completion Date:	Friday, March 3, 2017

Phase One Submission Requirements

The response to this Request For Qualification must include the following information to receive consideration. Organize the response as follows:

Section 1. Firm Information. Provide the firm's legal name and address of principal office (s), history of operations, and total number of employees. List titles (and available numbers) of staff positions that will be assigned for the project. (10 points)

Section 2. Management Approach. Describe your firm's Construction Management at Risk approach, including specific planning and management accommodations for performing construction adjacent to an occupied high school building. (20 points)

Section 3. Relevant K-12 Experience. Experience in successfully completing relevant K-12 education projects including high school projects since 2010*. (10 points)

Section 4. Prior CMAR Experience. Experience providing specific construction management at-risk services, with a complete listing of all construction management at-risk service provided for Kansas Unified School Districts since 2010*. (20 points)

Section 5. References. Written references from design professionals and owners for completed projects. Emphasize references from and for Kansas Unified School District projects. (15 points)

Section 6. Financial/Bonding. Financial statement and/or evidence of current bonding capacity in an amount of approximately \$6,000,000. (15 points)

Section 7. Other Relevant Information. Any other information that may be relevant to evaluating your firm's qualifications. (10 points)

**The District is primarily interested in evaluating each firm's construction management at-risk experience for completed Kansas Unified School District projects. Projects delivered via other delivery methods (e.g. Construction Management-Agency, Design-Build, and General Construction) or for School District clients outside of Kansas will be considered less relevant in evaluations.*

Points will be assigned for the responses for each noted section. The three firms receiving the highest overall point totals will be selected for further consideration, and included in the phase two solicitation.

Instruction for Submitting a Response

Please deliver one original and (2) copies of your firm's response to:

Gardner Edgerton Unified School District No. 231
231 East Madison
P.O. Box 97
Gardner, Kansas 66030

Submission Deadline: Monday, February 22, 2016 @ 2:00 p.m. CDT

Questions regarding this request may be directed to:

Bruce Kracl, Director of Operations
kraclb@usd231.com
913-856-2006



- BUILDING TRADES
- WELDING
- AUTO COLLISION
- AUTO TECHNOLOGY
- CLASSROOM
- SUPPORT SPACE
- CIRCULATION SPACE



GARDNER EDGERTON ADVANCED TECH. CENTER

GARDNER EDGERTON SCHOOL DISTRICT - US 7231

FLOOR PLAN

02/10/15