

Hays USD 489

Request for Statements of Qualifications for Construction Management at-Risk Services

November 13, 2016

Introduction

The Board of Education of Unified School District No. 489 (Hays Public School District) seeks statements of qualifications from construction managers and general contractors interested in providing construction management at-risk services for the School District. The successful CMAR candidate will work in concert with the School District, Board of Education and an Architect yet to be determined in assessing the facility needs of the district and projects that would be included in the next bond issue pursuit. The successful CMAR will assist the team by providing preconstruction services prior to a Bond Issue as well CMAR services following a successful bond passage.

Project Description

As mentioned above, the specific scope for this potential bond issue is yet to be determined. For this CMAR competition, however, previously determined scope from a June 2016 unsuccessful bond issue will be used to assist in selecting the CMAR firm that will work with USD 489 for the next bond issue pursuit. This potential project/bond program for this CMAR competition has an estimated construction budget of up to \$90,000,000. The potential scope of work includes the following elements:

- **Hays High School: Safety & Security Upgrades, Building additions & renovations, Systems upgrades**
- **Hays Middle School: Safety & Security Upgrades, Building additions & renovations, Systems upgrades**
- **Lincoln Elementary School: Safety & Security Upgrades, Building additions & renovations, Systems upgrades**
- **O'Loughlin Elementary School: Safety & Security Upgrades, Building additions & renovations, Systems upgrades**
- **Wilson Elementary School: Safety & Security Upgrades, Building additions & renovations, Systems upgrades**
- **Roosevelt Elementary School: Safety & Security Upgrades, Building additions & renovation, Systems upgrades**
- **Washington Elementary School: Safety & Security Upgrades, Building additions & renovations, Systems upgrades**

Evaluation Process

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 will evaluate the qualifications of all firms in accordance with the instructions of the request for qualifications. The board will then prepare a short list containing a minimum of three and maximum of five qualified firms that have the best and most relevant qualifications to perform the services required of the project, to participate in phase two of the selection process. If the board receives qualifications from less than four firms, all firms will be invited to participate in phase two of the selection process. The board will have discretion to disqualify any firm that, in the board's opinion, lacks the minimal qualifications required to perform the work.

Prequalified firms selected in phase one will be invited as part of phase two to submit a proposal for construction management at-risk services. All prequalified firms shall submit proposed fees in a format required by the department of administration, including fees for preconstruction services, fees for general conditions, and fees for overhead and profits directly and only to the secretary of administration. The secretary of administration will score and rank the proposals for the best value and report such findings to the selection recommendation committee after all other interviews and scoring have been completed. The recommendation of the secretary of administration to the selection recommendation committee will be open for public review. The scores on fees and profits will not account for more than 10% of the total possible score.

Once all proposals have been submitted, the selection recommendation committee will interview as part of phase three each of the firms in executive session, allowing the competing firms to present their proposed team members, qualifications, project plan and to answer questions. The interview scoring will not account for more than 25% of the total possible score.

The selection recommendation committee will select the firm providing the best value based on the proposal criteria, weighting factors utilized to emphasize important elements of each project for approval by the board, and recommendation of the secretary of administration. All scoring criteria and weighting factors will be identified by the board in the request for proposals instructions to firms. The selection recommendation committee will proceed to negotiate with and attempt to enter into a contract with the firm receiving the best total score to serve as the construction manager at-risk for the project. Should the selection recommendation committee be unable to negotiate a satisfactory contract with the firm scoring the best total score, negotiations with that firm will be terminated, and the committee will undertake negotiations with the firm with the next best total score.

If the selection recommendation committee determines that it is not in the best interest of the board to proceed with the project pursuant to the proposals offered, the selection recommendation committee may reject all proposals. If all proposals are rejected, the board may solicit new proposals using different design criteria, budget constraints or qualifications.

The construction management at-risk contract for a project shall be prepared by the board and entered into between the board and the firm performing such construction management at-risk services. A construction management at-risk contract utilizing a cost plus guaranteed maximum price contract value shall return all savings under the guaranteed maximum price to the school district.

Subcontractor/Supplier Bidding Requirements

The board or the construction manager at-risk, at the board's discretion, will publish a construction services bid notice in the official newspaper of the school district and website of a statewide school board association or construction industry association and in such other appropriate manner for the construction manager or general contractor as may be determined by the board. Each construction services bid notice will include the request for bids and other bidding information prepared by the construction manager at-risk and the board. The board may allow the construction manager at-risk to self-perform construction services provided the firm submits a sealed bid proposal under the same conditions 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 board shall determine the lowest responsible bidder. The construction manager at-risk shall enter into a contract with each firm performing the construction services for the project and make a public announcement of each firm selected at the first school board meeting following the selection.

Project Timetable

Advertise for Public Comment Re: Use of CMAR	Wednesday, November 2, 2016
Public Comment allowed Re: Use of CMAR	Monday, November 14, 2016
Board of Education votes for use of CMAR Delivery	Monday, November 14, 2016
Advertise for Request for Qualifications	Tuesday, November 15 - Wednesday, November 30, 2016
Formally Issue Request for Qualifications:	Tuesday, November 15 - Wednesday, November 30, 2016
Response to RFQ Due:	Wednesday, December 7, 2016 – by 2PM
Short-list Announced by District:	Monday, December 12, 2016
Formally Issue Requests for Proposals:	Tuesday, December 13, 2016
Requests for Proposals Due:	Tuesday, December 20, 2016 – by 2PM
Cost Proposal Form Due to Secretary of Administration:	Tuesday, December 20, 2016 – by 2PM
Interviews:	Monday, January 9, 2017
Board Consideration of Recommendation:	Monday, January 23, 2017
Anticipated Preconstruction Start Date:	Monday, February 1, 2017
Bond Election:	TBD
Anticipated Construction Start Date:	TBD
Anticipated Construction Completion Date:	TBD

Phase One Submission Requirements

The response to this request for statements of qualification must include the following information, at a minimum, and be organized as set out in the following outline:

1. **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 (refer to Scope of Work above);
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 legalization of construction management at-risk for public projects in May 2008*;
5. **References:** References from design professionals and owners from completed projects;
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 construction budget of up to \$90,000,000;
7. **Local Business Utilization:** Plan to work with local subcontractors, vendors and businesses;
8. **Other Information:** Any other information that may be relevant to evaluating such Statement of Qualifications.

**The District is most interested in evaluating each firm's construction management at-risk experience on previous Kansas Unified School District projects. Projects delivered via other delivery methods (e.g. Construction Management-Agency, Design-Build, General Construction) or for non-Kansas Unified School District clients will be considered less relevant by the District.*

Instructions for Submitting a Response

Please deliver one original and 10 copies of your firm's response to:

Mr. John P. Thissen, Superintendent of Schools
Hays USD 489
323 West 12th St.
Hays, KS 67601

Submission Deadline: Wednesday, December 7, 2016 at 2:00 PM CDT

Questions regarding this request may be directed to:

Mr. John P. Thissen, Superintendent of Schools
Email: jthissen@usd489.com
Telephone: 785-623-2400 office

NOTE: Mr. Thissen is the single point of contact. DO NOT make any attempt to contact officials/selection committee members during the CMAR selection process. A violation of this rule will result in disqualification from the CMAR selection process.

Thank you for your interest in this project.

END OF DOCUMENT