

**Request for Qualifications - Phase 1
Construction Manager at Risk Services (CM-AR)
Bonner Springs - Edwardsville Schools, USD 204**

The Board of Education, USD 204 will accept responses for Qualifications for Construction Manager At Risk Services for various potential Bond Projects including but not limited to renovation/building addition work at 3 Elementary Schools, a Middle School, a High School, deferred maintenance and possibly a new Exploration/Technical Education Center. The School District is in the early planning stages for a proposed bond election, May 2, 2017. At this time, the anticipated total no-tax-rate-increase bond amount is approximately \$40 million, including construction and soft cost.

INTENT OF RFQ:

PHASE ONE - REQUEST FOR QUALIFICATIONS. PHASE ONE INCLUDES THIS SUBMITTAL ONLY. The Phase One submittal is to assist the Owner in developing a short list of three (3) firms that will move to Phase 2. Phase 1 does not include items associated with Part Two.

PHASE TWO - REQUEST FOR PROPOSALS. PHASE TWO IS NOT A PART OF THIS SUBMITTAL. The School District will notify a shortlist of 3-5 firms to continue the Proposal process by providing information on schedules, scopes, fees, costs associated with the work. The shortlisted firms will interview with the Board of Education.

The contract format will follow the American Institute of Architects, AIA document 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.

PROPOSAL CONTENT AND INSTRUCTION TO FIRMS:

Bonner Springs - Edwardsville School District contact for this RFP is:

Dan Brungardt- Superintendent of Schools

Bonner Springs - Edwardsville USD 204

2200 S. 138th Street

Bonner Springs, KS 66012

Phone: [\(913\) 422-5600](tel:9134225600)

Email: brungardt@usd204.net

Questions:

All questions shall be submitted to Dan Brundardt, Supt. by email, no later than December 15th, 2016

Instructions on Sending Responses to the RFQ:

Qualifications shall be submitted to the Bonner Springs - Edwardsville USD 204 Representative in writing by 4:00 pm. CST, December 22, 2016 at the District Office, 2200 S. 138th Street, Bonner Springs, KS 66012

No oral statement, clarification, or opinion regarding anything relating to the RFQ is valid or binding unless the information is also issued in writing.

The Qualifications shall be in the format outlined below and shall be signed by an officer of the CM_AR firm with proper authority to commit the firm.

QUALIFICATIONS SUBMITTAL REQUIREMENTS:

The Qualification Submittal should be clear and concise and will be evaluated per the criteria listed below. Emphasis should be placed on the specific qualification of the people who will actually perform the work of this contract and the specific approach to the execution of the work.

1. Experience with management of complex, multiple-contract projects. Should be able to show a minimum of three (3) successful projects in excess of \$35 million in the past five (5) years. Also indicate for each project whether your firm acted as General Contactor or Construction Manager at Risk.
2. Financial solidarity. Ability to bond a \$35 million project as evidence by a letter from the bonding company. Provide documentation of insurance liability levels in accordance with the Contracting Requirements for this project per AIA A133-2009.
3. Demonstrate your ability to work cooperatively with the School District, Architects and Engineers, and anticipated subcontractors as demonstrated by references and successful projects.
4. Experience and capabilities of key personnel, including Project Manager and Superintendent. Include resumes.
5. State of the art computerized scheduling tools and a working knowledge of their operation.
6. Capability to meet time and project budget requirements.
7. Location of firm.

8. Present and projected workloads.
9. Past and current work in the local area.
10. Experience and understanding regarding local subcontractors and bidding conditions. Also discuss experience hiring local contractors as subcontractors while following the bidding laws set forth by the State of Kansas.
11. CM at Risk (Preconstruction Phase): Provide your firm's understanding of Preconstruction Services and methods you have used successfully to deliver these services on past projects. A fee is not required within this Part One.
12. CM at Risk (Construction Phase): Provide your firm's understanding of Construction Management Construction Services. A fee is not required within this Part One.
13. Special Qualifications: Describe what unique or extraordinary skills or qualifications your firm brings to this specific project. How would the selection of your firm add value to the project?
14. Past Performance: Submit a list of a minimum of six (6) references with mailing addresses, e-mail addresses and current phone numbers. Two (2) of the references shall be subcontractors; two (2) shall be A/E firms; two (2) shall be Owner's representatives of projects that have relevance to this project.

CONSTRUCTION MANAGER PROCUREMENT SCHEDULE

	December 12, 2016	Construction Manager RFQ released. RFQ will be published in the local newspaper and to AGC.
December 22, 2016		Construction Manager Qualifications Submittal Due 4:00pm, USD 204 Office
December 22, 2016		Notification of Shortlisted Firms / Phase 2: RFP Released
January 5, 2017		Phase 2: RFP Responses Due 4:00p.m., USD 204 Office
	January 5, 2017	Phase 2: Prequalified CM's will submit the State of Kansas - CMAR form to the State of Kansas.
January 11, 2017		Interviews
January 16, 2017		Final Selection/Board of Education Approval

SUBMITTAL PROCESS:

PHASE ONE - REQUEST FOR QUALIFICATIONS

Hard Copy Submittal Due at the District Office by 4:00p.m., December 22, 2016.

Submit eight (8) identical hard copies and one (1) electronic copy of your proposal to the Bonner Springs - Edwardsville Schools, USD 204, District Office, 2200 S. 138th Street, Bonner Springs, KS 66012. Please state the following on the outside of the response package:

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Bonner Springs - Edwardsville Schools USD 204**

Construction Manager at Risk will not be compensated in any way regarding this submittal.

Bonner Springs - Edwardsville USD 204 reserves the right to reject any or all proposals submitted.