

USD #466 Scott City Schools

Scott City, KS

District Facilities Improvements



Request for Qualifications

Construction Management-At Risk Services

May 31, 2017

PROJECT INTRODUCTION:

The Board of Unified Schools No. 466 (Scott City), Scott County, Kansas seeks Statements of Qualifications from construction managers and general contractors interested in providing construction management – at risk services.

USD #466 is proposing a bond referendum to the voters of Scott County for an amount to be determined to renovate/construct multiple projects throughout the District. The bond referendum vote is scheduled for November 7, 2017.

This Request for Statements of Qualifications is made pursuant to the Kansas Unified School District Alternative Project Delivery Building Construction Procurement Act, Section 9 through 14 of Chapter 148, 2008 KAN. SESS.LAWS. The Request for Statements of Qualifications is the first phase of a three-phase qualification-based selection process. The Board, after considering Statements of Qualifications submitted in response to the request will qualify at least three but no more than five of the interested construction managers and general contractors to be considered during phase two of the selection process.

CONTACT INFORMATION AND QUESTIONS:

Scott City Schools USD #466 – Board of Education
704 South College
Scott City, Kansas 67871

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PROJECT SCOPE:

Project One:

Scott City Elementary School: Construct a new office addition and FEMA rated storm shelter to the front of the facility. Remodel existing office into SPED department. Light remodel to the remaining portions of the school consisting of carpet and paint. School is currently a Pre-K, 1st – 4th Grade Facility. Plan is to move Kindergarten to this school and move 3rd – 4th grade to Middle School. Approximate cost of this work is **\$1,885,150.**

Project Two:**Scott City Middle School:** Construct/Renovate the following:

1. 3rd – 5th grade classroom wing consisting of 12-14 classrooms. administration and media center
2. 1800 seat top loaded competition gymnasium, with locker rooms, wrestling room, community wellness area, tennis courts and associated parking
3. Band room addition
4. Heavy remodel to the existing 1950's building
5. Medium remodel to the 1980 addition
6. Light remodel to the existing gymnasium

School will be occupied during entire duration and phasing will be required. School is currently a 5th – 8th Grade Facility. Plan is to move 3rd – 4th grade to this facility. Approximate cost of this work is **\$21,323,000**

Project Three:**Scott City High School:** Security Office Upgrades. Demolish two houses and construct new parking lot. Approximate cost of this work is **\$311,000****Project Four:****Scott City Sports Complex:** Construct new concessions/restrooms facility, new 100 stall parking lot, demolish existing football grandstand and construct new 1500 seat aluminum bleacher system with press box. Approximate cost of this work is **\$1,565,000.****Project Five:****Scott City District Office:** Demolish 1952 Addition, construct new parking lot, District Kitchen Remodel. Approximate cost of this work is **\$650,000.****RFQ SUBMITTAL:**

Interested parties should submit one (1) original, nine (9) copies, and one (1) disk of its Statement of Qualifications in a sealed envelope or other suitable packaging. The outside of the envelope shall be clearly marked "Statement of Qualifications to provide Construction Management At-Risk Services" to USD #466, Scott City, Kansas. Statement of Qualifications must be received on or before 4:00 pm CST. Friday June 16, 2017, **To GMCN Architects, 115 E. Laurel, Garden City, Kansas 67846.**

The School Board reserves the right to reject any or all Statements of Qualifications and may, in its discretion, disqualify any proposal submitted by a party that the Board determines lack the minimal qualifications to perform the proposed work.

Statement of Qualification shall include, but should not be limited to, the following information:

1. Educational Project Experience
2. Project Experience with/as Construction Manager at Risk
3. Key Personnel and Resumes
4. References
5. Statement of Bonding Capacity
6. Statement of your plan to work with local or area subcontractors, vendors and businesses.
7. Describe your firm's safety processes, Experience Modification Rate and record for job site safety.
8. Any other information that may be relevant to evaluating such Statement of Qualifications

INCURRING COSTS:

USD #466 will not be held responsible for any costs incurred by the offeror for work performed in the preparation and production of a proposal or for any work performed prior to the issuance of a contract or notice to proceed.

It should be understood that even though a selection of a CMAR will most likely be made prior to the Bond Election no contracts will be executed until passage of the Bond Issue. The selected CMAR will be asked to contribute services until the bond issue should pass. Should the bond issue fail no costs shall be incurred by the District from the selected CMAR. Should the bond issue be successful a contract will be issued and Pre-Construction Services will be allowed.

PERTINENT DATES:

All dates are tentative and are subject to change.

Public Notice posted	05/15/2017
Public Commit hearing	05/31/2017
Release of RFQ	05/31/2017
Submission of RFQ	06/16/2017
Review RFQ's	06/19/2017
Issue RFP to selected CMAR's	06/20/2017
Interview selected CM's	07/05/2017
CM selection by USD 466	07/06/2017
BOND REFERENDUM VOTE!!	11/07/2017

DISTRICT REQUEST:

Please direct all questions and inquires to GMCN Architects. To ensure a professional and fair process the Scott City School District request that during all phases of submittals, reviews, and considerations for the Construction Manager at Risk Services outlined above all firms and /or representatives of those firms shall not contact any officials within or associated with Scott City School District #466.