

USD #363 Holcomb Schools

Holcomb, KS

District Facilities Improvements



Request for Qualifications

Construction Management-At Risk Services

January 9, 2018

PROJECT INTRODUCTION:

The Board of Unified Schools No. 363 (Holcomb), Finney County, Kansas seeks Statements of Qualifications from construction managers and general contractors interested in providing construction management – at risk services.

USD #363 passed a \$4 million-dollar bond referendum on November 7, 2017 for safety and security upgrades including security vestibule, storm shelters and security cameras at 4 different district enrollment centers. In addition, USD 363 has pledged an addition \$2 million dollar to remodel existing locker rooms, and renovate existing areas into new locker rooms at Holcomb High School

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:

Holcomb Schools USD #363 – Board of Education
305 Wiley Street
Holcomb, Kansas 67851

Mrs. Jean Rush
Superintendent of Schools
Telephone: 620-277-2629
Fax: 620-277-2010
Email: jean.rush@usd363.com

Mr. Stewart Nelson
GMCN Architects
Telephone: 620-276-3244
Fax: 620-276-6249
Email: snelson@gmcnarchitects.com

Mr. Nick Nemechek
GMCN Architects
Telephone: 620-276-3244
Fax: 620-276-6249
Email: nnemechek@gmcnarchitects.com

PROJECT SCOPE:

Project One:

Wiley Elementary School: Remodel existing office to add security vestibule and security cameras to entire school. Approximate cost of this work is **\$135,000**

Project Two:

Holcomb Elementary School: Remodel existing office to add security vestibule, security cameras to entire school, Construct hardened storm shelter and HVAC and plumbing upgrades. Approximate cost of this work is **\$1,270,000**

Project Three:

Holcomb Middle School: Security Office Upgrades. Approximate cost of this work is **\$58,000**

Project Four:

Holcomb High School: Remodel existing office to add security vestibule, security cameras to entire school, hardened wrestling room storm shelter addition, and HVAC upgrades. Approximate cost of this work is **\$2,240,000**

Project Five:

Holcomb High School: Remodel four (4) existing locker rooms, and renovate approx. 7000 s.f. of existing building into new athletic locker rooms, training rooms, and associated spaces. Approximate cost of this work is **\$2,000,000**

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 #363, Holcomb, Kansas. Statement of Qualifications must be received on or before 4:00 pm CST. Friday January 25, 2018, **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 #363 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.

PERTINENT DATES:

All dates are tentative and are subject to change.

Public Notice posted	12/12/2017
Public Commit hearing	01/08/2018
Release of RFQ	01/09/2018
Submission of RFQ	01/25/2018

Review RFQ's	01/30/2018
Issue RFP to selected CMAR's	02/01/2018
Interview selected CM's	To Be Determined
CM selection by USD 363	To Be Determined

DISTRICT REQUEST:

Please direct all questions and inquires to GMCN Architects. To ensure a professional and fair process the Holcomb 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 other than the Superintendent of Schools within or associated with Holcomb School District #363.