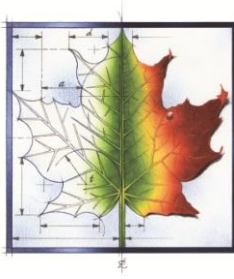


INTEGRATING NATURE  
AND ARCHITECTURE

**BBN**  
ARCHITECTS  
INC

228 POYNTZ AVENUE  
MANHATTAN, KS 66502  
(785)776-4912



## Request for Qualifications

Unified School District 381  
Spearville, Kansas

November 12, 2019

In November of this year the voters of Unified School District 381 passed a referendum in the amount of \$5,770,000 to be used to make facility improvements at the elementary school. (Approx. \$5,300,000 is construction and facility improvements, the balance of the project funding will be provided from other sources.)

**The scope of facility improvements will include the following:**

### Spearville Elementary School-

- Addition of approximately 18,000 square feet
- Storm shelter will be part of the addition
- Playground improvements
- New parking and bus drop off improvements
- Controlled access and security enhancements
- Demolition of existing structure
- Site Work
- Staff parking
- Existing building improvements (fire alarm, intercom and clock, HVAC controls). Convert existing classroom into a new music room.

**The Board of Education is soliciting Statements of Qualifications from qualified construction managers or general contractors in a three stage qualification based selection process to enter into a Construction Manager at Risk agreement with the school district using the following AIA Documents (Standard Form of Agreement Between the Owner and Construction Manager as Constructor, General Conditions for Construction.)**

## **Phase 1 (Selection Process)**

All proposers shall submit a written Statement of Qualification which shall include, but not be limited to the following:

- Company Information: provide the company's legal name and address of principal office.
- Similar project experience
- Experience in this type of project delivery system , specifically on K-12 school projects
- Experience in working with sub-contractors who will likely be bidding on these projects and participation of local contractors and sub-contractors
- Ability to self perform work that could be performed, if local trades are not available
- References from design professionals and owners from previous similar projects
- Description of the Construction Manager as General Contractor project management approach (including experience working in and adjacent to operating schools)
- Bonding capacity

Firms submitting a Statement of Qualification shall be capable of providing a Public Works bond in accordance with K.S.A. 60-1111 and amendments thereto, and shall present evidence of such bonding capacity to the Board with their Statement of Qualifications. If a firm fails to present such evidence, such firm shall be deemed unqualified for selection under this subsection.

The USD 381 Board of Education reserves the right to waive any informalities and/or irregularities in the submissions and to reject any or all submissions if it is in the Owner's best interest to do so. Unless all submissions are rejected, it is in the intent for the USD 381 Board of Education to award a contract for the Construction Manager at Risk Services to the successful applicant.

The Selection Recommendation Committee consists of the Superintendent of Schools, two representatives of the Board of Education, building principals and two representatives of the Architect. The committee will evaluate all submittals and prepare a short list containing a minimum of three and a maximum of five qualified firms, which have the best and most relevant qualifications to perform the services required for the project. The short listed firms will be invited to participate in Phase 2 and Phase 3 of the selection process and given more specific requirements, criteria and timing if successful.

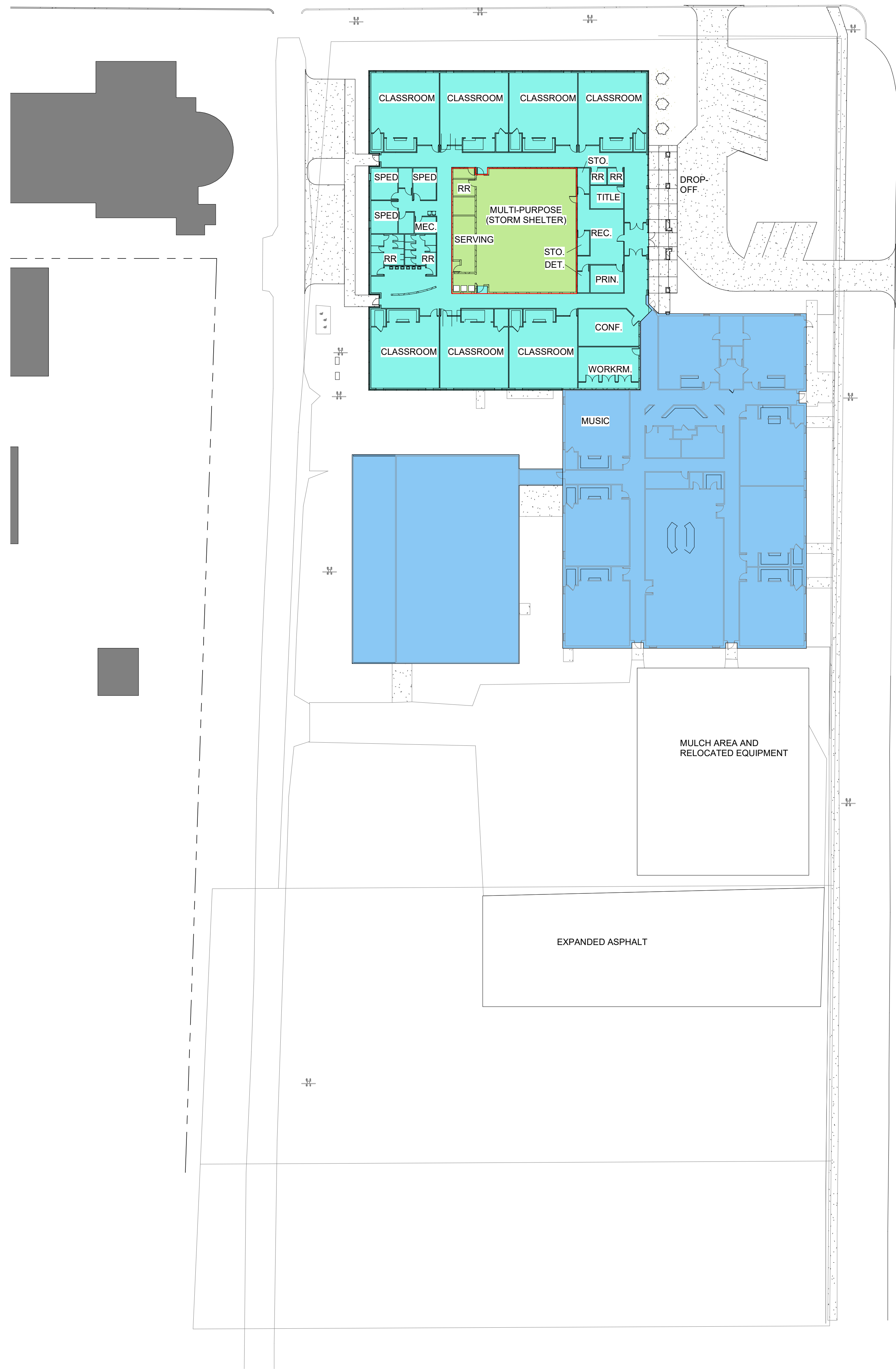
Six copies of the statement of qualifications (plus one electronic copy on a USB flash drive) are to be submitted by December 10, 2019 at 3:00 pm CDST to the following:

**Daryl Stegman- Superintendent USD 381  
Spearville Schools  
304 East Ave B  
PO Box 338  
Spearville, Kansas 67876**

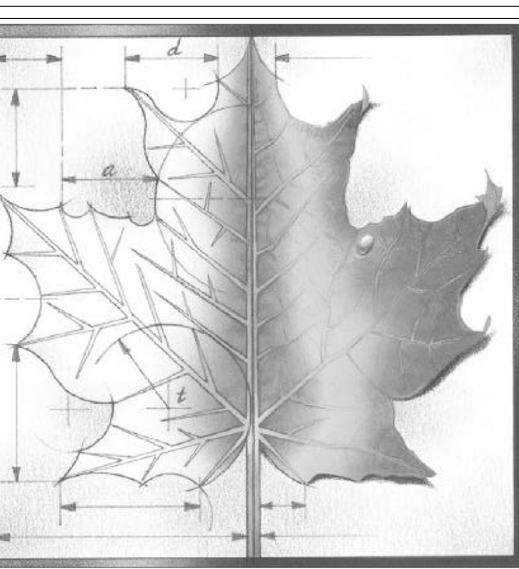
Questions are to be submitted in writing (mail or email) to BBN Architects (attention Patrick Schaub) 228 Poyntz Avenue, Manhattan, Kansas 66502 or [pas@bbnarchitects.com](mailto:pas@bbnarchitects.com). Please do not contact Board of Education members or school administration. Doing so may result in disqualification.

Thank you for your interest in this project and we look forward to your response.

Patrick Schaub, Principal  
BBN Architects



① SCHEME C1 - WEST GYM  
1" = 30'-0"



**BBN**

BBN ARCHITECTS INC  
228 POYNTZ AVENUE  
MANHATTAN, KANSAS 66502  
PH: 785-776-4912 - FAX: 785-776-4944  
WWW.BBNARCHITECTS.COM

Information provided on the drawings regarding existing conditions has been obtained from the best sources available, but cannot be guaranteed in all respects. Contractor shall verify all such information prior to proceeding with any new work that may be affected. Inadequate as part of the contract all work required to produce the indicated result. All drawings and written material appearing herein constitute the original and unpublished work of the Architect, and same may not be duplicated, used or disclosed without the written consent of the Architect.

REV	DESCRIPTION	DATE

Project Number: **Project Number**

Date: **Issue Date**

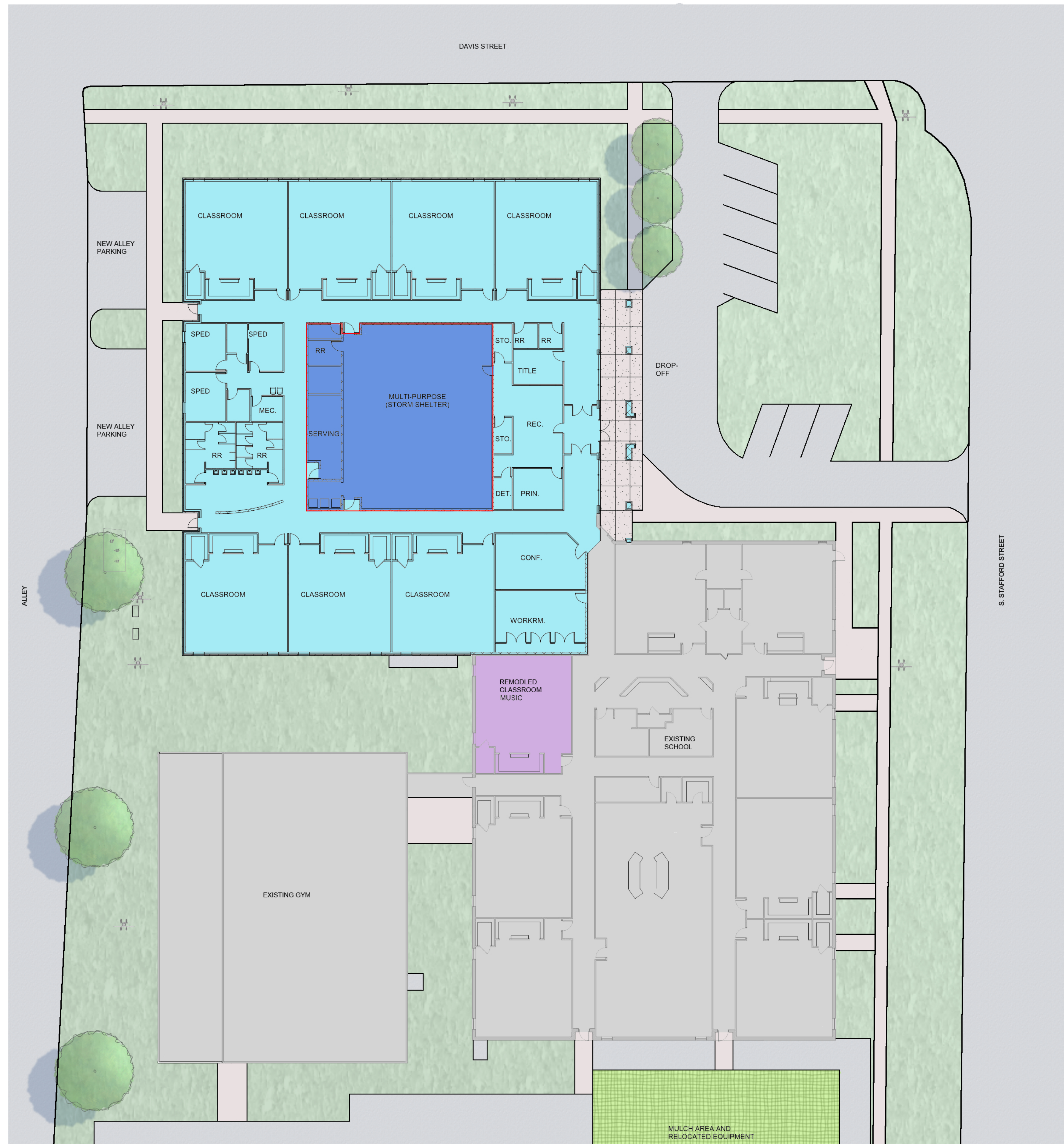
Project Name:  
**ELEMENTARY SCHOOL ADDITION USD 381**

Project Address:  
**105 E. Davis Spearville, KS**

Sheet Title:  
**SITE PLAN**

Sheet:  
**A100**

OF:



SITE PLAN

**CONCEPT PLAN - USD 381 SPEARVILLE ELEMENTARY SCHOOL**  
 9 SEPTEMBER 2019



**3D VIEW AT NEW ENTRY - USD 381 SPEARVILLE ELEMENTARY SCHOOL**  
**9 SEPTEMBER 2019**