

# Columbus Schools Unified School District No. 493



## Request for Qualifications To Provide Construction Management-At Risk Services (CMaR)

**Closing Date: February 20, 2020**  
**Closing Time: 2:00 pm, local time**

Interested parties should submit eight (8) copies and one (1) flash drive of its Statement of Qualifications in sealed envelopes or other suitable packaging. Clearly mark the outside of the envelopes or package with the words “**USD493 - Statement of Qualifications to Provide Construction Management-At Risk Services.**” Statements of Qualifications must be received on or before the Closing Time on the Closing Date set forth above at the offices of Unified School District No. 493 at the following address:

Dr. Brian Smith, Superintendent  
Unified School District No. 493  
802 S. High School Ave.  
Columbus, KS 66725

### **For questions / information contact:**

Chad Greer, AIA  
CGA Architects  
Telephone: 417-206-3134  
Email: [info@cornergreer.com](mailto:info@cornergreer.com)

The Board of Education of Unified School District No. 493, Cherokee County, Kansas seeks Statements of Qualifications from construction managers and general contractors interested in providing construction management at risk services during the pre-construction phase and in connection with the construction of proposed improvements to the District.

This Request for Statements of Qualifications is made pursuant to Kansas Legislature 2012 School Unification Acts, Statute Chapter 72, Article 67, Section 60c – 60h. The Request for Statements of Qualifications is the first phase of a three-phase qualifications-based selection process. The Board, after considering Statements of Qualifications submitted in response to this 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.

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

- The proposed Project(s) shall be determined in a Pre-Bond Phase that shall include various interactive meetings with community groups, district staff, Architects and the District's selected CMAr. Current value for scopes of work estimated at approximately \$14million (Project Costs).
- It is the intent of the Board of Education that the selected CMAr work with the Architect and members of the district administration to develop a cost and strategy related to the final scope of work in pursuit of a bond referendum.
- The construction budget shall be determined by the CMAr, based on the defined Project scope of work that is developed during the Pre-Bond phase.

Your Statement of Qualifications must include, but should not be limited to, the following information:

1. The firm's legal name.
2. Address of principal offices.
3. Experience in successfully completing substantial and complex projects.
4. Experience in providing construction-management-at-risk services.
5. References from design professionals and owners of your completed projects (minimum of 5).
6. Evidence of your firm's bonding capacity.
7. Statement of your plan to work with local subcontractors, vendors and businesses.
8. History of all projects your firm has completed in the past two years, including schools and government projects.
9. For each project listed in item #8, state the project construction budget, completed construction cost, initial project completion date and actual project completion date.
10. Provide names and resumes for every team member your firm proposes for this project.
11. Any other information that may be relevant in evaluating your Statement of Qualifications.

Firms submitting a statement of qualifications 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 of Education with their statement of qualifications. If a firm fails to present such evidence, such firm shall be deemed unqualified for selection under this subsection.