USD 387 Altoona-Midway
20704 US 75 Hwy
Buffalo, Kansas

Public Notice & Request for Qualifications Construction Management at Risk (CMR) Services

Issued Date: Tuesday, October 26, 2021
Closing Date: November 12, 2021
Closing Time: 12:00 pm, local time, El Dorado, Kansas

Interested parties shall submit one original and nine (9) copies, and an electronic copy thereof on suitable USB drive devise, of its Statement of Qualifications in sealed envelopes or other suitable packaging. The outside of the envelopes or package shall be clearly marked "Statement of Qualifications to provide Construction Manager at Risk Services". The envelop or package shall be addressed to USD 387 Altoona-Midway, and delivered to the submitted to

Submittal Location:
Gravity::Works Architecture, PA
101 South Star
El Dorado, Kansas 67042
316-321-4774
Attention: Vince Haines, AIA

Project Descriptions –

The total estimated construction cost of all projects is anticipated to be maximum of four million dollars ($4,000,000.^{oo}) and shall include repair of fire damage, renovations, and alterations to the Altoona-Midway Elementary School. The funding is dependent on insurance claim settlement.

The school was badly damaged during fire in May 2021. The scope of the project will be selective demolition, renovation, and partial building replacement and is contingent on the final results of the insurance claim and settlement. The CMR is expected to assist the design team in assessing damage and proposing scope of work and budget to be considered by insurance. Upon insurance settlement, the project will proceed into final design and construction.

The insurance company is EMC and has completed an engineering assessment of the building. Assess by HDHY Engineering, Inc. is attached with this RFQ.

Selection Process

This request for qualification is the first phase of a three-phase selection process, as required by K.S.A. 72-1155. The Board of Education conducted a public meeting On October 25, 2021, meeting, and determined that the use of the alternative project delivery procurement (CM-r) is appropriate. This RFQ shall also serve as public notice of intent to solicit qualifications from interested construction companies for a minimum of 15 days, as required by K.S.A. 64-101. A selection committee will be formed, consisting of two Board Members and three community members (assigned by the Board).

District Administrators and Gravity::Works Architecture will facilitate the process as ex-officio members of the selection committee, without voting or scoring capability.

Phase One

October 25:	**BOE special meeting to proceed with CMR selection**
October 26:	**Publication for solicitation of proposals:**
	Wilson County Citizen
	Association of General Contractors Newsletter
	Publish Date beginning Thursday, October 28, 2021

The selection committee will evaluate the qualifications of the responding firms in accordance with the Qualifications Submittal Requirements attached hereto. Points will be assigned based on the maximum identified for each of the categories noted. Based on the highest overall point total, the committee will select a minimum of three and a maximum of five firms as having the best and most relevant qualifications.

The Qualifications Submittal will account for 20% of the overall selection score.

Phase Two and anticipated dates

Nov 12-15:	**Receive Qualification Statements and Distribute to Committee**
Nov 16-19	**Score Qualification statements and Select Short List**
Nov 22	**Notify short listed firms for interview and Proposal Statement**
Dec 2	**Proposal Statements Due**

A minimum of three, and maximum of five firms will be selected by the scoring criteria to submit Proposals. This shall constitute the "Short-List". The short-listed firms selected in Phase One will receive a Request for Proposal to guide the submission for Construction Management at Risk services to the selection committee. This Proposal to the selection committee will be scored during Phase Three, in consideration with the interview process.

The selection committee will review the Proposal Submittal from each firm, and assign a score based on the criteria to be provided in the Request for Proposal.

The Proposal Submittal will account for 30% of the overall selection score.

Fee Proposal, in the format required by the Kansas Department of Administration, shall be prepared and submitted directly to the Deputy Director at the Department of Administration. The Deputy Director will score and rank the proposals for the best value and report such findings to the District following completion of Phase Three scoring by the selection committee.

The Fee Proposal will account for 20% of the overall selection score.

Phase Three and anticipated dates

Dec 6-10 Interviews.

The selection committee will conduct interviews with each of the short-listed firms to evaluate and highlight the criteria from the Proposal Submittal. Each firm will present proposed team members, and will have opportunity to discuss project approach and qualifications, along with a designated opportunity for questions and answers.

The Interview will account for 30% of the overall selection score.

Selection and Award

December 13, 2021 Award Construction Manager at Risk Firm at BOE

Upon recommendation by the selection committee, the Board of Education will proceed to negotiate a contract agreement with the top ranked firm receiving the highest overall selection score. If agreeable contract terms cannot be reached with the top ranked firm, then negotiations will be terminated, and the Board of Education will proceed with negotiations with the next highest-ranking firm.

The District will utilize A.I.A. contract 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. Copies of the A.I.A. A133-2009, along with A.I.A. A201-2017 General Conditions of the Contract for Construction, will be distributed to the short-listed firms during the Phase Two Request for Proposal.

Should you have any questions, please feel free to contact me directly.

Cordially,

Vince Haines
Gravity::Works Architecture

Email: haines@gravityworks-architecture.com
Phone: 316.321.4774

Qualifications Submittal Requirements – Phase One
Construction Management at Risk (CMR) Services
USD 387 Altoona-Midway

A Submittal of Qualifications shall include the following information in order to receive consideration by the selection committee:

Section 1 – Firm Information: Provide legal name and address of principal office(s), history of operations, and total number of employees - 5 points maximum.

Section 2 – Management Approach: Describe your firm's management approach, including specific planning and management accommodations relevant to this project - 25 points maximum.

Section 3 – Relevant Experience: Describe your firm's experience with relevant Pre-K through 12 public school projects - 10 points maximum.

Section 4 – CM-r Experience: Describe your firm's experience providing Construction Management at Risk service delivery with relevant Pre-K through 12 public school projects. Include a list of all Kansas USD projects since 2008, with CM-r services highlighted where appropriate – 10 points maximum.

Section 5 – References: Provide letters of recommendation from design professionals and Owners of completed projects, with an emphasis on involvement with Kansas USD projects – 20 points maximum.

Section 6 – Financial & Bonding: Provide financial statement and evidence of current bonding capacity in an amount of approximately $30 million – 5 points maximum.

Section 7 – Local & Regional Business Utilization: Describe your firm's approach to capturing competitive proposals from local and regional subcontractors, vendors, suppliers and businesses – 20 points maximum.

Section 8 – Other Relevant Information: Provide any other information that may be relevant to your qualifications – 5 points maximum.

HDHY ***Engineering, Inc.***

Michael D. Hanson, P.E.
W. Patrick Dunn, P.E.
Brian J. Heffernan, P.E.
Joseph A. Yoder, P.E.

June 27, 2021

EMC Insurance
717 Mulberry
Des Moines, Iowa 50309-3878
Shawn.Hensley@EMCins.com

Attention:	Shawn Hensley
Subject:	Professional Engineering Assessment of Damages to a School
Insured:	Altoona Midway Elementary School 833 River Street Altoona, Kansas 66710
Your File:	16915420
Date of Incident:	May 30, 2021
HDHY File:	21322

I . PURPOSE

To determine the extent of structural damage resulting from a fire at the school.

II . BACKGROUND

The elementary school building consists of three sections. There is a gymnasium at the west end of the building, a classroom and kitchen area in the center of the complex, and a classroom area at the east end of the complex. A fire occurred in and was confined to the center section of the school building.

An aerial image of the building, obtained from Google Maps, is shown in Image 1.

Image 1: Aerial view of the elementary school obtained from Google Maps.

III . FINDINGS AND OBSERVATIONS

The school building was examined by Mr. Brian J. Heffernan, P.E. and Mr. Michael Hanson, P.E., on June 10, 2021. Photographs were taken to document observations and are appended with captions to this report.

The following observations were made:

A. The school building is a one-story structure with a gymnasium attached to the west end. For purposes of this report, the front of the school is said to face south.

B. At the center of the school complex is a L-shaped building containing classrooms and a kitchen. The fire occurred in this section of the building.

C. A second classroom area is at the northeast corner of the complex.

D. The south and east exterior walls of the center section of the building are constructed of structural window wall.

E. The north wall of the center section of the building is constructed of tilt-up concrete panels topped with structural window wall.

F. The roof of the center section of the building consists of 24-inch deep bar joists on 4-foot centers supporting a metal deck.

G. The north-south oriented hallway at the west end of the center section of the building is 20-feet wide by 70-feet long. At the north end of the hall, a 28-foot long building segment contains two bathrooms.

H. There is one fire damaged bar joist at the south end of the 28-foot building segment, at the northwest end of the center section of the building.

I. The east-west oriented section of the center building section contains a kitchen and two classrooms. A 9-foot wide hallway runs along the north side of the center building section.

J. The east-west portion of the center building section is 40-feet by 110-feet.

K. At the north-south hallway at the west end of the L-shaped center building section, 15 of 18 east-west oriented 20-foot bar joists sustained heat damage. The joists are 14-inches deep.

L. The concrete block interior dividing wall at the west end of the north side of the L-shaped building section is heat damaged.

M. The interior portion of the structural window wall along the east side of the north-south entryway is heat damaged. The wall segment is approximately 40-feet in length.

N. The window wall segment along the upper portion of the north exterior wall of the L-shaped building sustained heat damage.

O. Along the east-west oriented segment of the L-shaped building there is heat damage to 17 of 22 joists. The north-south oriented joists are 24-inches deep.

P. The structural window wall along the south side of the east-west portion of the L-shaped building is damaged. Approximately 68-feet of the wall sustained damage.

Q. There is intermittent heat damage to the concrete block dividing walls at the west 68-feet of the east-west hallway of the L-shaped building.

IV . ANALYSIS

A. Overview

The fire occurred in and was confined to the L-shaped center section of the school building complex. The area contains a 20-foot wide entry hall at the west end and two classrooms and a kitchen along the east-west section of the building segment. The fire occurred in the kitchen at the west end of the east-west oriented section of the building. Heat from the fire spread along the ceiling space to affect the two adjacent classrooms and the entry hall.

The L-shaped building segment contains a mix of structural elements. The west wall is common to the gymnasium and is undamaged. The exterior walls along the south side of the building are structural window walls. Structural steel columns spaced on 4-foot centers support the roof structure. The bays between the columns are filled with glass and opaque panels. The north exterior wall of the L-shaped building is constructed of tilt-up concrete walls topped with structural window wall.

The roof structure consists of 14-inch and 24-inch tall steel bar joists spaced on 4-foot centers. Over the west end of the L-shaped building, the 14-inch joists run east-west and have a span of 20-feet. Over the east-west section of the building, the 24-inch joists run north-south and have a span of 40-feet.

An entry foyer is located at the east end of the east-west oriented segment of the L-shaped building. The entryway is 16-feet wide from east to west.

B. Damage to Wall and Roof Structures

The structural steel elements are considered heat damaged when exposed to heat sufficient to burn the paint from the members. When heated, steel begins to lose strength and can distort under applied loads. When the temperature of the steel increases above approximately 600°C, the microstructure of the steel can be altered. Strength characteristics are further altered when hot steel is cooled by water streams during firefighting efforts.

Masonry block is also subject to damage when heated. Heating of the block results is embrittlement and cracking. The damage is typically visually evident in the form of discoloration and spalling.

The fire caused structural damage to 16 of the 20-foot joists over the north-south oriented hallway at the west end of the L-shaped building segment. The bathroom hallway that projects to the north contains one of the damaged joists. The remaining 15 damaged joists are in the main north-south oriented hallway. The damage is visually evident by heat discoloration and gross deformation of the joists.

The fire caused structural damage to 17 of the 22 joists located over the kitchen and the two classrooms in the east-west oriented section of the building segment. Over the kitchen and the west classroom, the damage is visually evident by heat discoloration and gross deformation of the joists. Over the east classroom, the damage is visually evident by heat discoloration and burn-off of paint.

The north exterior wall of the L-shaped building sustained heat damage to the structural window wall over the lower tilt-up concrete wall. The damage is indicated by heat discoloration of the steel framing. At the west end of the north wall of the building segment an interior concrete block dividing wall sustained heat damage to the upper portion of the wall. The damage is indicated by discoloration and spalling. The wall segment is approximately 14-feet in length.

The interior west wall of the kitchen is a structural window wall. The steel framing of the window wall is heat damaged as indicated by discoloration and gross deformation of the frame elements.

The south exterior window wall of the kitchen and the west classroom are heat damaged. The damage is visually evidenced by discoloration and gross deformation of the vertical frame elements.

C. Code Requirements

The City of Altoona Kansas does not appear to have adopted building codes. The Kansas State Fire Marshal has adopted building codes that are listed in KAR 22-1-3. Pertinent codes include the 2006 editions of the International Building Code (IBC), International Fire Code (IFC), and NFPA 101-Life Safety Code.

Fire sprinkler requirements are addressed by both the IFC and NFPA-101. The 2006 IFC requires automatic sprinklers in educational occupancies greater than 20,000 square feet in area and in portions of the building below the level of exit discharge. The requirements do not apply to the Altoona School. The 2006 NFPA-101 requires automatic sprinklers in areas below the level of exit discharge. Repair of the facility will not trigger requirement for an automatic fire sprinkler system.

Fire and life-safety requirements of the IFC and NFPA-101 are extensive and complex. The requirements cover aspects ranging from fire and smoke barriers to exit travel distance and the design and size of hardware on doors. A full audit of existing compliance to code requirements was not performed.

Structural requirements are addressed in the 2006 IBC. Of concern are the structural window walls and their compliance to wind resistance requirements. Due to the proprietary nature of the structural window wall, strength of the wall system is not known without further testing and analysis. The building was reportedly constructed in the 1950's. Wind requirements since that time have greatly increased. It is likely that the

window wall structure would not meet the code requirements of the 2006 IBC even if the data for the wall was known. The cost to test and analyze the small salvageable sections of the structural window wall would exceed the cost of replacing wall segments. The window wall is welded together and can be considered one monolithic unit requiring code upgrade.

D. Extent of Damage

Fire damage to the L-shaped section of the school building is extensive. Repair of fire damage will require removal and replacement of the roof structure and finish over a 68-foot long section of the 40-foot wide east-west oriented section of the building. The roof and roof structure over a 20-foot by 64-foot section of the north-south oriented section of the building is also required.

Structural wall elements were also damaged by the fire. A 30-foot interior section of window wall along the east side of the north-south entry hall is damaged. A 68-foot long section of the south exterior window wall is also damaged. Along the north exterior wall, 64-feet of window wall above the tilt-up concrete walls is damaged.

The remaining sections of window wall along the south side of the L-shaped building should be replaced to conform to current building code requirements.

The damaged sections of the building are highlighted in Image 2. The green colored portion of the north building segment was not damaged. The red colored portion at the south end of the north building segment contains one (1) damaged 20-foot joist. The red colored section of the building sustained extensive structural damage to the roof and the walls. The yellow-colored segments of the L-shaped building have minimal damage or were not damaged by the fire. However, it will be more expedient to remove and replace these sections of the building to contain repair costs and to bring the building into conformance with building codes.

The secondary roof structure over this portion of the building was not heat damaged by the fire. However, the primary roof structure sagged causing the secondary roof structure to shift and lean. This roof structure will need to be removed and replaced to facilitate repairs to the primary roof structure.

Image 2: Color coded image of the building indicating areas of damage.

V . CONCLUSIONS

It is the professional engineering opinion of HDHY Engineering, Inc., that the L-shaped center section of the school sustained extensive structural damage due to the fire, as outlined above.

HDHY Engineering, Inc.

Michael Hanson, P.E.
Consulting Engineer

Brian J. Heffernan, P.E.
Consulting Engineer

Photographs

1. Front, south side, of the school.

2. South end of the west, north-south, entryway to the center section of the building.

3. South side of the center section of the building.

4. South side of the center section of the building.

5. East side of the school building.

6. North side of the east building section.

7. West side of the east building section.

8. North side of the center building section.

9. Looking north from the south end of the north-south oriented section of the L-shaped building segment.

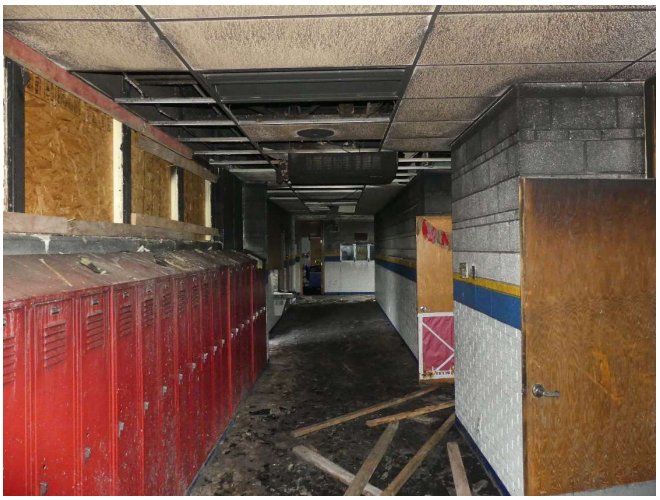
10. Looking north into the north-south oriented section of the L-shaped building segment.

11. Looking north into the north projection from the north-south oriented section of the L-shaped building segment.

12. Block dividing wall at the north end of the L-shaped building segment.

13. Looking east into the east-west hallway.

14. Looking east along the east-west hallway.

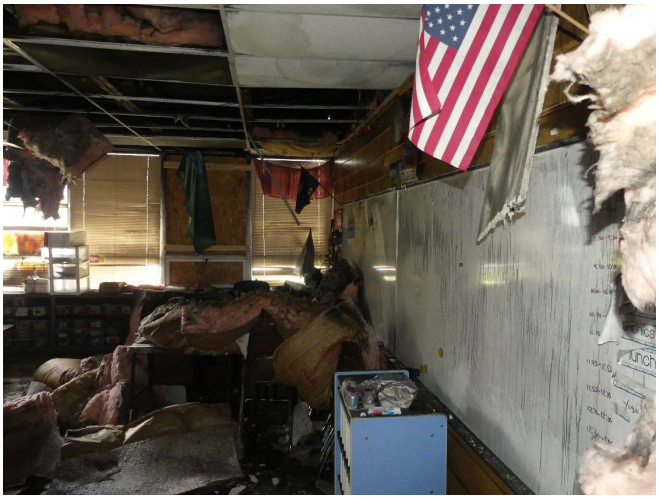


15. Looking east along the east-west hallway.

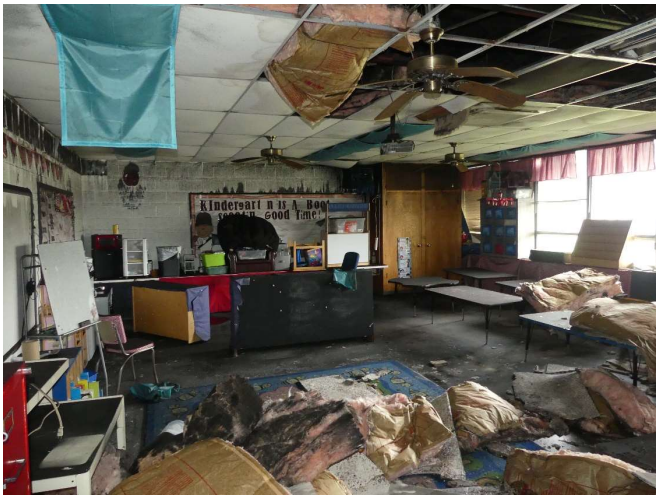
16. Looking east along the east-west hallway.

17. Looking south into the foyer at the east end of the L-shaped building.

18. Looking north in the foyer at the east end of the L-shaped building.



19. View into the east classroom in the east-west oriented building segment.



20. View into the east classroom in the east-west oriented building segment.

21. View into the west classroom in the east-west oriented building segment.

22. View into the west classroom in the east-west oriented building segment.

23. View into the kitchen area in the east-west oriented building segment.

24. View into the kitchen.