



**DATE 5/10/22 – R1**

Public Notice & Request for Qualifications  
Construction Management at Risk (CMAR) Services  
USD 498 Valley Heights

USD 498 Valley Heights seeks statement of qualifications from construction companies interested in providing Construction Management at Risk services as the Constructor for the upcoming building projects in Blue Rapids / Waterville, Kansas. The Board of Education is soliciting Statements of Qualifications from qualified construction managers or general contractors in a three-stage qualification based selection process. The projects have been approved to move forward by the Board of Education following a vote on May 9<sup>th</sup>, 2022

**PROJECT DESCRIPTION:**

The total estimated construction cost of the project is listed in two sums in 2022 dollars approximately 13,672,287. (question 1) & 4,660,777. (question 2). The scope of the facility improvements will include the following:

- **Bond Question one:**
- **At the existing high school building:**
  - Construct a new gymnasium utilizing a pre-engineered metal building system with new bleachers. ±11,200 GSF.
  - Construct a new K-6 facility utilizing a metal stud and gypsum board wall system. ±22,600 GSF. Install a new access drive and drop-off ±17,515 GSF. Install a new playground and playground equipment.
  - Remodel existing locker rooms, auxiliary spaces and restrooms adjacent to the existing gymnasium.
  - On the existing gymnasium, install a new wood floor.
  - On the existing gymnasium install new bleachers.
  - Life Safety upgrades including a sprinkler system for the new additions only.
- **Bond Question two:**
- **Maintenance at the existing high school**
  - New mechanical equipment control system
  - New electrical panels
  - Additional security cameras
  - At the agricultural building, new siding, new openings, new electrical, new lighting, new classrooms and miscellaneous finishes.
- **Maintenance at the Blue Rapids Gymnasium**
  - New tpo roofing system
  - Structural repairs to the glue laminated beams and roof structure

The school district's website has additional information and documents containing preliminary cost summaries. <https://www.valleyheights.org/page/proposed-bond-building-project>



## INTENT OF RFQ:

**PHASE ONE - REQUEST FOR QUALIFICATIONS. PHASE ONE INCLUDES THIS SUBMITTAL ONLY.** The Phase One submittal is to assist the Owner in developing a short list of 3-5 firms that will move to Phase 2. Phase 1 does not include items associated with Phase Two.

**PHASE TWO - REQUEST FOR PROPOSALS. PHASE TWO IS NOT A PART OF THIS SUBMITTAL.** The School District will notify a shortlist of 3-5 firms to continue the Proposal process by providing information on schedules, scopes, fees, costs associated with the work. The shortlisted firms will interview with the Board of Education.

The contract format will follow the American Institute of Architects, AIA document 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.

### **Phase I Selection Process – RFQ**

The Board of Education is soliciting Statements of Qualifications from qualified construction managers or general contractors

• Phase I shall require all firms to submit a statement of qualifications, which shall include the following:

- (1) Similar project experience.
- (2) Experience in this type of project delivery system or other alternative project delivery methods
- (3) Experience in working with sub-contractors who will likely be bidding on these projects and participation of local contractors and sub-contractors while following the bidding laws set forth by the State of Kansas.
- (4) References from design professionals and owners from previous projects; Submit a list of a minimum of six (6) references with mailing addresses, e-mail addresses and current phone numbers. Two (2) of the references shall be subcontractors; two (2) shall be A/E firms; two (2) shall be Owner's representatives of projects that have relevance to this project.
- (5) Description of the construction manager or general contractor's project management approach.
- (6) Bonding capacity.
- (7) State of the art computerized scheduling tools and a working knowledge of their operation.
- (8) Capability to meet time and project budget requirements. Specifically show how to overcome material / supply chain issues for the project in a manner to minimize cost impacts to the owner.
- (9) Location of firm.
- (10) Present and projected workloads.
- (11) Past and current work in the local area.

Demonstrate your ability to work cooperatively with the School District, Architects and Engineers, and anticipated subcontractors as demonstrated by references and successful projects. 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 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 498 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 the intent for the USD 498 Board of Education to award a contract for the Construction Manager at Risk Services to the successful applicant **contingent on the voters approving the school bond issue in the set election.**

The selection recommendation committee consists of the Superintendent of Schools, two representatives of the USD 498 Board of Education, two patron members, the board clerk and one representative of the architect. The committee shall evaluate the qualifications of the proposers based on equal weight given to all of the eleven listed categories. The committee shall evaluate the qualifications of all firms in accordance with the instructions of the request for qualifications. The committee shall prepare a short list containing a minimum of three and maximum of five qualified firms, which have the best and most relevant qualifications to perform the services required of the project, to participate in phase II of the selection process. If the board receives qualifications from less than four firms, all firms shall be invited to participate in phase II of the selection process. The board shall have discretion to disqualify any firm that, in the board's opinion, lacks the minimal qualifications required to perform the work.

**PHASE I is due June 13<sup>th</sup>, 2022 by 3:00 pm**  
**7 Hard copies and 1 pdf on a jump drive**

At the district office located at the high school:  
2274 6th Rd, Blue Rapids, KS 66411

**Phase II Selection Process – RFP (50%) & Fee Proposal (20%)**

The short listed firms selected in Phase I will receive a Request for Proposal to guide the submission for the Construction Management at Risk services to the selection committee. This proposal to the selection committee will be scored during Phase III, in consideration with the interview process.

The Request for Proposal shall include the following:

- (1) Company overview;
- (2) Experience or references, or both, relative to the project under question; List a minimum of 3 projects completed within the past 5 years that are similar in scope and size in excess of \$5,000,000.
- (3) Resumes of proposed project personnel; including Project Manager and Superintendent
- (4) Overview of preconstruction services; Provide your firm's understanding of Preconstruction Services and methods you have used successfully to deliver these services on past projects.
- (5) Overview of construction planning; and Provide your firm's understanding of Construction Management Construction Services.
- (6) Proposed safety plan.
- (7) Provide documentation of insurance liability levels in accordance with the Contracting Requirements for this project per AIA A133-2009
- (8) Specifically state how your firm will handle supply chain / material issues.

Fee proposal, in the format required by the 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 the Interviews and scoring of the Request for Proposal in Phase III.

**Phase III – Interviews (30%)**

The selection committee will review the Proposals Submitted during Phase II from each firm and assign a score based on the criteria to be provided in the Request for Proposal.

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.

Once interviews are complete, The Deputy Director at the Department of Administration will send to the school district all graded materials

 5-10-22

Architect (Signature) Ben Moore, Managing Member  
Ben Moore Studio, LLC