

UNIFIED SCHOOL DISTRICT 475

123 N. Eisenhower Drive Junction City, KS 66441

REQUEST FOR QUALIFICATIONS

Date: 2 MARCH 2023

To: Kansas General Contractors

Subject: USD 475

The Geary County School District, USD 475, is soliciting proposals from interested General Contractors for Construction Manager at Risk services for school construction and renovation work in Junction City, KS.

New Construction: A new Early Childhood Center project has an estimated construction budget of \$32.76MM. The proposed scope of work includes the following elements:

- Preconstruction and CMAR services.
- This project will require approval of a grant in August 2023.
- Construction of a ECC of 76,000 SF.

Renovation:

• Six years of summer work construction work for sustainment, renovation and modernization of District facilities as approved by the Board of Education. Detailed estimates for the renovation work are listed on page 3. Estimates of the construction renovation are:

Category	2024 Cost	2025	2026	2027 Cost	2028 Cost	2029	2030 Cost
Major Projects	\$2.5M	\$5.2M	\$6.5M	\$5.0M	\$2.0M	\$5.5M	\$5.3M
Roofs (20 Years)	\$2.9M	\$540K	\$180K	\$1.4M	\$4.5M	\$590K	\$500K

IGSA: Offerors are advised that the CMaR selected by USD475 will also be the contractor of choice to support the Intragovernmental Support Agreement (IGSA) between the district and Fort Riley Garrison. The IGSA provides Fort Riley public works a tool for accomplishing sustainment, renovation, and modernization construction programs. It is authorized by the National Defense Authorization Act and approved by the Department of Defense. The district CMaR contractor shall utilize CMaR protocols and district fee structure in its support of the IGSA program. Fort Riley workload may range from zero to any number of projects of its choosing, not to exceed \$5M per project. Offerors will be evaluated, in part, by demonstrated ability to support the IGSA initiative.

If interested, please deliver responses to the Unified School District 475, 123 N. Eisenhower Drive, Junction City, KS 66441 (attention: Karl DeArmond, Chief Operating Officer), no later than 12:00 p.m., March 24, 2023.

Your responses should include, but should not be limited to, the following:

- Project experience
- Project experience with/as Construction Manager at Risk
- Key personnel and resumes
- References
- Statement of your bonding capacity
- Statement of your plan to work with local vendors/businesses
- Statement of your plan to involve the local qualified work force

Please submit one (1) hard copy and one (1) copy on an USB flash-drive supported by MS Office products.

Contractors/Managers at Risk selected to interview will be notified by USD 475. Thank you for your interest. If you have questions, please contact Karl DeArmond, Chief Operating Officer (785) 717-4070, or Troy Hertel, SJCF Architecture (316) 684-0171.

Sincerely,

Karl DeArmond

Chief Operating Officer

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Group	Item	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost
Major Projects		\$2,560,000	\$5,250,000	\$6,500,000	\$5,000,000	\$2,000,000	\$5,500,000	\$5,350,000
	Morris Hill Set Aside (District 20%)							
	JCMS Parking Lot							
	Add: MO Solar	\$160,000						
	Add: CMAR Greenhouse HS	\$600,000						
	Sheridan MultiPurpose Room	\$550,000	\$1,950,000					
	Franklin Remodel	\$250,000						
	Karns HVAC, Plumbing, Electrical, Remodel	\$1,000,000						
	Eisenhower Secure Entrance		\$1,500,000					
	Lincoln MultiPurpose Room		\$1,000,000	\$1,500,000				
	District Office Remodel			\$5,000,000	\$5,000,000			
	Ware back parking lot		\$800,000					
	JCMS C POD Classrooms Add (FEMA)					\$2,000,000	\$500,000	
	JCMS D POD Classroom Add (FEMA)						\$2,500,000	
	JCMS E POD Classroom Add (FEMA)						\$2,500,000	
	Milford Secure Entrance							\$2,000,000
	JCHS Baseball/Softball and Lighting							\$1,250,000
	JCHS Baseball/Softball turf (one ea)							\$1,250,000
	JCHS JV Baseball/Softball Lighting							\$700,000
Roofs (20 Y	ears)	\$2,985,975	\$537,250	\$179,625	\$1,405,500	\$4,517,350	\$594,650	\$594,650
	2023 Ware							
	2024 Devin Center	\$717,075						
	2024 Eisenhower	\$325,775						
	2024 Grandview	\$238,750						
	2024 Lincoln	\$134,850						
	2024 McConnell	\$354,375						
	2025 Sheridan	\$128,100						
	2024 Karns	\$675,875						
	2024 Westwood	\$411,175						
	2025 McConnell	. ,	\$250,000					
	2025 Washington		\$287,250					
	2026 HAUGE		7207,230	\$179,625				
	2027 Spring Valley			\$175,025	\$1,405,500			
	2028 JCMS				71,403,300	\$4,517,350		
	2030 Karns					\$4,317,330	\$216,025	
	2030 Lincoln						\$378,625	\$24.C 225
	2031 Eisenhower							\$216,025
	2031 Grandview							\$378,625