



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 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	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,

A handwritten signature in black ink, appearing to read "Karl DeArmond". The signature is fluid and cursive, with the first name "Karl" being more prominent and the last name "DeArmond" written in a more compact, connected style.

Karl DeArmond
Chief Operating Officer

