

USD #244 Burlington Schools

Burlington, KS

**New Elementary School & Daycare
Bond Referendum Project**



Request for Qualifications

Construction Management-At Risk Services

February 11, 2025

PROJECT INTRODUCTION:

The Board of Unified Schools No. 244 Burlington Schools, Coffey County, Kansas seeks Statements of Qualifications from construction managers and general contractors interested in providing construction management – at risk services.

USD #244 is proposing a bond referendum to the voters of Coffee County for a \$45,000,000 bond for a new Elementary School and Daycare. The bond referendum vote is scheduled for May 6, 2025.

This Request for Statements of Qualifications is made pursuant to the Kansas Unified School District Alternative Project Delivery Building Construction Procurement Act, Section 9 through 14 of Chapter 148, 2008 KAN. SESS.LAWS. The Request for Statements of Qualifications is the first phase of a three-phase qualification-based selection process. The Board, after considering Statements of Qualifications submitted in response to the 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.

CONTACT INFORMATION AND QUESTIONS:

Burlington Schools USD #244 – Board of Education
301 Neosho Street
Burlington, Kansas 66839

Mr. Craig Marshall
Superintendent of Schools
Telephone: 620-364-8478
Email: cmarshall@usd244ks.org

Mr. Clark Simpson
GMCN Architects
Telephone: 620-276-3244
Email: csimpson@gmcdnarchitects.com

PROJECT SCOPE:

Elementary School and Daycare: A new 4 section grade level K thru 5 elementary school (approximately 100,000 s.f.) to be constructed on a new site (approximately 14.5 acers). Estimated Construction budget is \$40,000,000 including CMAR fees.

RFQ SUBMITTAL:

Interested parties should submit one (1) original, nine (9) copies, and one (1) disk of its Statement of Qualifications in a sealed envelope or other suitable packaging. The outside of the envelope shall be clearly marked “Statement of Qualifications to provide Construction Management At-Risk Services” to USD #244, Burlington Schools, Burlington, Kansas. Statement of Qualifications must be received on or before 4:00 pm CST. Friday February 21, 2025, **To #244 Board of Education, 301 Neosho St., Burlington KS 66839.**

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

Statement of Qualification shall include, but should not be limited to, the following information:

1. Educational Project Experience
2. Project Experience with/as Construction Manager at Risk
3. Key Personnel and Resumes
4. References
5. Statement of Bonding Capacity
6. Statement of your plan to work with local or area subcontractors, vendors and businesses.
7. Describe your firm's safety processes, Experience Modification Rate and record for job site safety.
8. Any other information that may be relevant to evaluating such Statement of Qualifications

INCURRING COSTS:

USD #244 will not be held responsible for any costs incurred by the offeror for work performed in the preparation and production of a proposal or for any work performed prior to the issuance of a contract or notice to proceed.

PERTINENT DATES:

All dates are tentative and are subject to change.

Public Notice posted	2/11/2025
Public Commit hearing	2/24/2025
Release of RFQ	2/11/2025
Submission of RFQ	2/21/2025
Review RFQ's	2/24/2025
Issue RFP to selected CMAR's	2/25/2025
Interview selected CM's	3/07/2025
CM selection by USD 244	3/10/2025
Bond referendum Vote	5/06/2025

DISTRICT REQUEST:

Please direct all questions and inquiries to GMCN Architects. To ensure a professional and fair process the Burlington School District request that during all phases of submittals, reviews, and considerations for the Construction Manager at Risk Services outlined above all firms and /or representatives of those firms shall not contact any officials other than the Superintendent of Schools of Burlington School District #244.