



Request for Statements of Qualifications

Phase I

Construction Manager at Risk Services

March 26, 2026

Introduction

The Board of Education of Manhattan-Ogden Public Schools, Unified School District 383, in partnership with the United States Army, Fort Riley, Kansas, seeks statements of qualifications from interested General Contractors with interest in providing Construction Manager at Risk services for the (IGSA) Intergovernmental Support Agreement Partnership Program. The IGSA program provides Fort Riley Public Works an avenue for new construction, rehabilitation, renovation, and preventative maintenance programs. The IGSA is authorized by the National Defense Authorization Act and has been approved by the Department of Defense.

Project Description

The projects included in the solicitation for Construction Manager at Risk services may have an estimated total cost of \$184 million (depending on requested projects) and will include Facility Maintenance and Repairs, Capital Improvements, Preventative Maintenance, and Facility Removal and Demolition.

The selected contractor(s) shall be responsible for following all federal regulations as they relate to procurement, construction, personnel, etc. and shall also be responsible for submission of all forms necessary for compliance. All work performed by contractors for the United States Army will be subject to the Davis-Beacon Act.

The information pertaining to the projects and scope of work below is not all-inclusive. Complete project information is referenced on the Manhattan-Ogden USD 383 website which can be found at: <https://www.usd383.org>

Projects Scope of Work

Projects will consist of but are not limited to the following: New Construction, Rehabilitation and Renovation Capital Improvements, Preventative Maintenance Planning, Environmental Remediation Services, and Demolition Services.

- New Construction
 - Construction of a new hangar
- Rehabilitation and Renovation Capital Improvements to Buildings
 - General construction
 - MEP system upgrades
- Preventative Maintenance Planning
 - Scheduled preventative maintenance program for existing buildings
- Environmental Remediation Services
 - Asbestos and lead abatement
- Demolition Services
 - Demolition of unused facilities

Evaluation Process

This request for statements of qualifications is the first phase of a three-phase qualifications-based selection process as required by K.S.A. 72-1155. The Board of Education's selection committee will evaluate the qualifications of all firms in accordance with the instructions of the request for qualifications. The selection committee will then 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(s), to participate in phase two of the selection process. If the selection committee receives qualifications from less than four firms, all firms will be invited to participate in phase two of the selection process. The selection committee will have discretion to disqualify any firm that, in the committee's opinion, lacks the minimal qualifications required to perform the work.

Prequalified firms selected in phase one will be invited as part of phase two to submit a proposal for construction management at-risk services, which requires more detailed company information as well as fees for preconstruction services, general conditions costs, overhead and profit. The cost proposal form should be submitted to the Department of Administration.

Once all proposals have been submitted, the selection committee will interview as part of phase three, each of the firms in executive session, allowing the competing firms to present their proposed team members, qualifications, project plan and to answer questions. The interview scoring will not account for more than 25% of the total possible score.

The selection committee will select the firm(s) providing the best value based on the proposal criteria and weighting factors utilized to emphasize important elements of each project for approval by the board. All scoring criteria and weighting factors will be identified by the board in the request for proposals instructions to firms. The board will proceed to negotiate with and attempt to enter into a contract with the firm(s) receiving the best total score to serve as the construction manager at-risk for the project(s). Should the board be unable to negotiate a satisfactory contract with the firm scoring the best total score, negotiations with that firm will be terminated, and the board will undertake negotiations with the firm with the next best total score.

If the board determines that it is not in the best interest of the board to proceed with the project pursuant to the proposals offered, the board may reject all proposals. If all proposals are rejected, the board may solicit new proposals using different design criteria, budget restrictions or qualifications.

The construction management at-risk contract for a project shall be prepared by the board and entered into between the board and the firm(s) performing such construction manager at-risk services. A construction management at-risk contract utilizing a cost plus guaranteed maximum price contract value shall return all savings under the guaranteed maximum price to the school district.

Subcontractor/Supplier Bidding Requirements

The board or the construction manager at-risk, at the board's discretion, will publish a

construction services bid notice on the school district’s website, website of a statewide school board association or construction industry association and in such other appropriate manner for the construction manager or general contractor as may be determined by the board. Each construction services bid notice will include the request for bids and other bidding information prepared by the construction manager at-risk and the board. The board may allow the construction manager at-risk to self-perform construction services provided the firm submits a sealed bid proposal under the same conditions as all other competing firms. At the time of opening bids, the construction manager at-risk will evaluate the bids and determine the lowest responsible bidder except in the case of self-performed work for which the board shall determine the lowest responsible bidder. The construction manager at-risk shall enter into a contract with each firm performing the construction services for the project and make a public announcement of each firm selected at the first Board of Education meeting following the selection.

Estimated Project Timeline

Issue Request for Qualifications:	March 26, 2026
Request for Qualifications Due:	May 8, 2026
Short List announced by District:	May 15, 2026
Issue Request for Proposals:	May 15, 2026
Request for Proposals Due:	June 5, 2026
Interviews:	TBD (Intended mid-June)
Board Contract Approval:	TBD

Changes and updated to timeline will be communicated to relevant parties.

Phase One Submission Requirements

The response to this request for statements of qualification must include the following information, at a minimum, and be organized as set out in the following outline:

1. **Firm Information:** Provide the firm’s legal name and address of principal office(s)
2. **Personnel Information:** Provide the firm’s key personnel and resumes
3. **Management Approach:** Describe your firm’s management approach
4. **Relevant Experience:** Describe your firm’s experience in successfully completing relevant construction projects
5. **Federal Experience:** Describe your firm’s experience in working as a contractor with the federal government on construction projects
6. **Construction Manager at Risk Experience:** Describe your experience with providing construction management at-risk services
7. **References:** Provide references from design professionals and owners from completed projects
8. **Financial/Bonding:** Provide a statement of your firm’s bonding capacity
9. **Local Business Utilization:** Provide a statement of your firm’s plan to work with local subcontractors, vendors, and businesses.
10. **Other Information:** Any other information that may be relevant to evaluating such Statement of Qualifications.

Instructions for Submitting Response:

Please deliver **one (1) electronic copy** and **fourteen (14) paper copies** of your firm's response to:

Nathan Downs
Manhattan-Ogden USD 383
Lincoln Education Center
901 Poyntz Ave
Manhattan, KS 66502

Submission Deadline:

May 8, 2026, at 2:00 p.m.

Questions regarding this request shall be directed to:

Nathan Downs
nathand@usd383.org
785-587-2000