



Request for Statements of Qualifications
For Construction Manager At-Risk

November 26, 2018

Introduction

The Board of Education of Manhattan-Ogden Public Schools, Unified School District 383, seeks statements of qualifications from construction companies with interest in providing construction manager at-risk services for the district’s recent bond issue.

Project Description

The projects included in the solicitation for construction manager at-risk services have an estimated total cost of \$129.5 million and are divided into the construction projects below. Construction firm(s) may choose one or both of the projects listed below.

Project	Location	Estimated Total Cost
A	Early Learning Centers, New Elementary School, All other Elementary Schools	\$52.5 million
B	Middle School Additions, Manhattan High School Addition, Support Services Projects	\$76.7 million

It is the intention of the Board that projects will be packaged in a way to maximize the opportunity for local firms to compete for projects, while maintaining a competitive process.

The information below pertaining to the projects is not all-inclusive. The complete information is referenced in the Manhattan-Ogden Master Plan and preliminary concept designs which can be found at:

<http://www.usd383.org/manhattan-ogden/district-office/district-information/2018-bond-information>

Project A

Early Learning Centers

College Hill Location

- Safety and Security concerns to include flex space with incorporated storm shelter
- Expand and renovate campus, adding approximately 18,000 square feet, with possible demolition
- Expand parking, age appropriate playground, site drainage improvements
- Consolidate early learning offices

Eugene Field Location

- Safety and Security concerns to include flex space with incorporated storm shelter and sprinkler systems throughout the building
- Expand and renovate campus, adding approximately 17,000 square feet
- Repair and/or upgrade masonry, exterior windows, mechanical system, water/sanitary waste systems
- Expand parking and site drainage improvements

New Construction Elementary

Blue Township

- Safety and security concerns to include secure entry, storm shelter, sprinkler systems
- Construction of a 475 student capacity building approximately 65,000 square feet
- Create separate bus and student drop off areas
- Site improvements for on-site parking
- Design phase to begin as soon as possible, with tentative construction completion date of 5/30/2021

Elementary School Projects

Amanda Arnold Elementary

- Expand Parking Area
- Site drainage improvements

Bergman Elementary

- Safety and Security to include secure entrances, adding approximately 1,200 square feet
- Construction of new flex room with incorporation of storm shelter, adding approximately 3,200 square feet
- Renovation of classroom space and communication systems
- Maintenance and repair of exterior and interior finish upgrades, to include plumbing fixtures
- Create secondary parking lot and site drainage improvements
- Install new domestic water and gas piping systems

Bluemont Elementary

- Reconfigure secured entry
- Construction of new gymnasium/flex room, adding approximately 4,100 square feet
- Create secondary parking lot and site drainage improvements
- Create dedicated bus lane and student drop-off area
- Potential relocation of playground equipment
- Window Replacement

Lee Elementary

- Create designated bus lane
- Expand parking lot and site drainage improvements
- Create designated primary grades playground and connect north and south yards with sidewalk
- Replace kitchen exhaust fans and distribution panel board

Marlatt Elementary

- Improve site drainage and exterior masonry
- Replace chair lift with elevator
- Replace classroom cabinetry and electrical distribution panel
- Expand onsite parking
- Renovate and remodel approximately 16,000 square feet of classroom and kitchen area

Northview Elementary

- Secure access doors at hallways
- Construction of flex space with incorporation of storm shelter, adding approximately 4,500 square feet
- Construction of new parking lot and site drainage improvements

Ogden Elementary

- Construction of new gymnasium/flex room, adding approximately 3,100 square feet
- Repair exterior masonry
- Replace kitchen exhaust hoods
- Expand on-street parking and site drainage improvements

Theodore Roosevelt Elementary

- Construction of new gymnasium/flex room with incorporation of storm shelter, adding approximately 3,500 square feet
- Expand parking lot and site drainage improvements
- Exterior masonry wall repairs
- Potential playground relocation
- Replace electrical panel

Woodrow Wilson Elementary

- Construction of gymnasium/flex room with incorporation of storm shelter, adding approximately 3,800 square feet
- Potential expansion of parking lot and site drainage improvements
- Renovate Kitchen
- Potential expansion of outdoor hard play area and relocation of playground equipment
- Maintenance and repair to select interior and exterior finishes
- Upgrade electrical systems

Project B

Additions to Middle Schools

Susan B. Anthony

- Create secure entrance with potential relocation of administration and media center
- Construction of new flex room with incorporation of storm shelter
- Expand campus by adding approximately 29,000 square feet
- Renovate approximately 4,000 square feet for classroom and student support spaces
- Site drainage improvements and masonry repairs
- Replace exterior light fixtures, exhaust fans, mechanical systems, restroom fixtures, gas piping and relocate kitchen grease trap
- Replace lockers with appropriate size lockers and replace locker room lockers
- Project will be coordinated with City of Manhattan and their current project teams

Dwight D. Eisenhower

- Create secure entrance with potential relocation of administration and media center
- Construction of new flex room with incorporation of storm shelter
- Expand campus by adding approximately 29,000 square feet
- Renovate approximately 4,000 square feet for classroom and student support spaces
- Site drainage improvements and masonry repairs
- Replace exterior light fixtures, exhaust fans, mechanical systems, restroom fixtures gas piping and relocate kitchen grease trap
- Replace lockers with appropriate size lockers and replace locker room lockers
- Project will be coordinated with City of Manhattan and their current project teams

High School Additions/Support Services Projects

Manhattan High School

- Expand campus by adding approximately 70,000+ square feet to include classrooms, gymnasium with incorporation of storm shelter and support spaces, to include potential demolition
- Renovate and remodel approximately 8,000 square feet of student space
- Expand onsite parking and site drainage improvements
- Relocation and construction of tennis courts and bleachers
- Upgrade practice field to synthetic turf

Transportation Center

- Secure entrance
- Construction of training room with incorporation of storm shelter
- Potential demolition of Central Kitchen/District Warehouse
- Expand bus parking area and site drainage improvements

Keith Noll Maintenance Center

- Secure entrance
- Asbestos and lead paint abatement
- Construction of storage facility
- Expand paved material storage area and site drainage improvements
- Partial re-roofing of building

Robinson Education Center

- Create secure entrance
- Asbestos and lead paint abatement
- Replace windows, wall siding, thru-wall AC units, roof drainage system
- Add parking lights and site drainage improvements
- Light renovation throughout building, approximately 15,000 square feet

901 Poyntz Repurpose

- Asbestos and lead paint abatement
- Interior and exterior building repairs and renovations
- Mechanical and electrical systems upgrades/replacements
- Relocate/expand District Food Services on site
- Construction of new District Warehouse, approximately 20,000 square feet
- Window and glass replacement

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 board 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 board 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 constraints 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 management 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 for opening the 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 school board meeting following the selection.

Project Timeline

Issue Request for Qualifications:	November 26, 2018
Request for Qualifications Due:	December 10, 2018 3:00 pm
Short List announced by District:	December 16, 2018
Issue Request for Proposals:	December 17, 2018
Site walkthrough Date:	January 2, 2018
Request for Proposals Due:	January 11, 2018
Interviews:	January 14-18, 2018
Board Contract Approval:	TBD

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. **Management Approach:** Describe your firm's management approach, including experience working with school districts;
3. **Relevant Experience:** Experience in successfully completing relevant PreK-12 education projects (refer to Scope of Work above);
4. **CMAR Experience:** Experience with providing construction management at-risk service, with emphasis on construction management at-risk services for Kansas Unified School Districts since the legalization of construction management at-risk for public projects in May 2008*,
5. **References:** References from design professionals and owners from completed projects;
6. **Project Preference(s):** Respondents should clearly identify which project(s) for which they wish to be considered;
7. **Financial/Bonding:** Must be able to meet current bonding capacity in accordance with K.S.A 60-1111 in an amount at least equal to the estimated construction budget of the preferred construction project(s).
8. **Local Business Utilization:** Plan to work with local subcontractors, vendors and businesses;
9. **Other Information:** Any other information that may be relevant to evaluating such Statement of Qualifications.

**The District is most interested in evaluating each firm's construction management at-risk experience on previous Kansas Unified School District projects. Projects delivered via other delivery methods (e.g. Construction Management-Agency, Design-Build, and General Construction) or for non-Kansas Unified School District clients could be considered less relevant by the District.*

Instructions for Submitting a Response

Please deliver **one electronic copy and 12 paper copies** of your firm's response to:

Jaime Gregory
Manhattan-Ogden USD 383
Robinson Education Center
2031 Poyntz Ave
Manhattan, KS 66502

Submission Deadline: 3:00 pm December 10, 2018

Questions regarding this request may be directed to:

Jaime Gregory
jaimeg@usd383.org
Office- (785) 587-2000 ext. 1882