



Piper USD 203

Request for Statements of Qualifications for Construction Management at-Risk Services

November 18, 2021

Introduction

The Board of Education of Unified School District No.203 (Piper) seeks statements of qualifications from construction managers and general contractors interested in providing construction management at-risk services for a future construction program.

Project Description

This projected construction program has an estimated construction budget of \$64,000,000. The proposed scope of work includes the following potential elements:

- Addition and modifications to Piper Creek, making it into the new Piper High School.
- Remodel and additions to existing Piper Middle School into the new Piper Creek Elementary school.
- Conversion of existing CTE building into an Early Childhood Center.
- Site parking and drive enhancements at Piper Prairie Elementary.
- Site parking and drive enhancements at the new Piper Middle School, Creek and Early Childhood Campus.
- Misc. projects across the district as funds allow.

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. 72-6760. The board will evaluate the qualifications of all firms in accordance with the instructions of the request for qualifications. The board 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, to participate in phase two of the selection process. If the board receives qualifications from less than four firms, all firms will be invited to participate in phase two of the selection process. The board will have discretion to disqualify any firm that, in the board'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. All prequalified firms shall submit proposed fees in a format required by the department of administration, including fees for preconstruction services, fees for general

conditions, and fees for overhead and profits directly and only to the secretary of administration. The secretary of administration will score and rank the proposals for the best value and report such findings to the selection recommendation committee after all other interviews and scoring have been completed. The Kansas Secretary of Administration will score the CMaR fees. Those scores will be given to the selection committee after all other scoring has been completed. The fee scores shall then be added to the score matrix and final scores will then be calculated. The score on fees shall not account for more than 5% of the total possible score in this qualification-based selection process.

Once all proposals have been submitted, the selection recommendation 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 15% of the total possible score.

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

If the selection recommendation committee determines that it is not in the best interest of the board to proceed with the project pursuant to the proposals offered, the selection recommendation committee 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 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 in the official newspaper of the school district and 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 Timetable

• Advertise for Statement of Qualifications:	Thursday, November 18, 2021
• Formally Issue Statement of Qualifications:	Monday, December 6, 2021
• Statement of Qualifications Due:	Monday, December 20, 2021
• Short List Announced by District:	Tuesday, January 4, 2022
• Formally Issue Requests for Proposals:	Wednesday, January 5, 2022
• Requests for Proposals Due:	Monday, January 17, 2022
• Cost Proposal Form Due to Secretary of Administration:	Monday, January 17, 2022
• Interviews:	Tuesday, February 1, 2022
• Board Consideration of Recommendation:	Monday, February 14, 2022
• Anticipated Preconstruction Start Date:	Tuesday, February 15, 2022
• Anticipated Construction Start Date:	June 2022
• Anticipated Construction Completion Date:	August 2024

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:** Description of the firm's management approach, including experience working in and adjacent to operating schools;
3. **Relevant Experience:** Experience in successfully completing relevant K-12 education projects (refer to Scope of Work above);
4. **CMAR Experience:** Experience with providing construction management at-risk services, 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 July 2008*;
5. **References:** References from design professionals and owners from completed projects;
6. **Financial/Bonding:** Financial statement and evidence of current bonding capacity in accordance with K.S.A. 60-1111 in an amount at least equal to the proposed construction budget of \$64,000,000.
7. **Local Business Utilization:** Plan to work with local subcontractors, vendors and businesses;
8. **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, General Construction), or for non-Kansas Unified School District clients, will be considered less relevant by the District.*

Instructions for Submitting a Response

Please deliver **10 hard copies and 1 electronic copy** of your firm's response to:

Mitch Nutterfield
Director of Business & Operations
Piper USD 203
3130 North 122nd Street, Suite A
Kansas City, KS 66109

Submission Deadline: Monday, December 20, 2021 at 2:00 PM CDT

Questions regarding this request must be made in writing and directed to:

Mitch Nutterfield
Email: mutterfield@piperschools.us

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