

# Request for Qualifications

April 7, 2023



## **Introduction**

The Blue Valley School District, located in Southeastern Johnson County, Kansas, seeks qualifications from Construction Managers for an alternative project delivery method, Construction Manager at Risk, related to upcoming projects including anticipated projects funded from the 2023 Bond Referendum.

## **Project Goals and Scope of Services**

The Blue Valley School District intends to secure teams of Construction Managers to assist with the design and construction efforts of upcoming projects including, but not limited to, projects defined by the 2023 Bond Referendum. It is the intent of the school district to secure multiple teams for these efforts based on the packages indicated below (subject to change.)

### **Package A - Total Estimated Construction Cost \$51,000,000**

- Middle School #11

### **Package B - Total Estimated Construction Cost \$29,537,500**

- Elementary School Building Additions to Eliminate Mobiles
- Early Childhood Center Expansion
- Performing Arts Addition at BVN
- Career and Technical Education Upgrades at High Schools

### **Package C - Total Estimated Construction Cost \$28,220,000**

- Multipurpose Addition at 2 Middle Schools (ICC-500 shelter required)
- Auxiliary Gymnasium/Multipurpose Addition at BVW and BVSW (ICC-500 shelter required)
- Athletics and P.E. Program Space Additions/Renovations at BVH, BVN, and BVNW

Bond construction is anticipated to span three years beginning in 2024 and ending in 2026. See attached Exhibit A - CONCEPTUAL 2023 BOND IMPLEMENTATION SCHEDULE. This schedule is for initial reference only and subject to change.

LEED accreditation will not be sought for any project.

### **Construction Manager Qualification Proposal**

In accordance with K.S.A. 72-1152 through 72-1157 of The Kansas Unified School District Alternative Project Delivery Building Construction Procurement Act, this proposal will be evaluated based upon the following information:

- Similar project experience
- Experience in this type of project delivery system
- References from design professionals and owners from previous projects
- A description of the construction manager or general contractor's project management approach
- Firms submitting a statement of qualifications must provide a public works bond in accordance with K.S.A. 60-1111, and must present evidence of the bonding capacity to the Board with their statement of qualifications. If a firm fails to present such evidence, the firm cannot qualify for selection.

Please submit the following information respecting the order and space limitations listed:

- Please indicate, in order, your preference of the above listed packages of work. Construction Manager teams may elect to submit preference for one or all packages, but must list order of preference if submitting for more than one package. Describe in detail your rationale. Limited to One (1) 8½x11 single sided page.
- Documentation of the firm's and individual personnel experience and accomplishments related to the design and construction of similar projects/facilities completed in the past five years. Include construction costs, construction duration, and any additional, relevant information. Please list only projects designed/managed within the office which you expect to manage this Bond work. Limited to Five (5) - 8½x11 single sided pages per package.
- Describe your experience delivering projects constructed utilizing the Construction Manager at Risk delivery method. Limited to Two (2) 8½x11 single sided pages.
- Contact information for Five (5) Owner references with detailed knowledge of your firm's K-12 efforts within the past five years. Limited to One (1) 8½x11 single sided page.
- Contact information for Three (3) Design Professional references with detailed knowledge of your firm's K-12 efforts within the past five years. Limited to One (1) 8½x11 single sided page.
- Describe in detail your company's unique project management approach when utilizing the Construction Manager at Risk delivery method. Limited to Two (2) 8½x11 single sided pages.
- Submit evidence of adequate bonding capacity for any or all packages as aforementioned.

Construction teams submitting any part or combination of a fee, fee percentage, or fee structure with this proposal will be immediately disqualified. In accordance with K.S.A. 72-1152 through 72-1157 of The Kansas Unified School District Alternative Project Delivery Building Construction Procurement Act, following submissions and a thorough review of responses, the Selection Committee will shortlist qualified design teams to submit additional information via a request for proposal .

## Recipients

This RFQ is posted on [www.bluevalleyk12.org](http://www.bluevalleyk12.org) and being directly sent to the following:

- Fogel Anderson Construction, Co.
- JE Dunn Construction
- McCownGordon
- Newkirk Novak
- Russell Construction
- Straub Construction Company, Inc.
- Turner Construction Company

Proposals should be submitted to the Blue Valley School District for receipt on or before April 28, 2023 at 4:00 p.m. One digital proposal in .pdf format is required to be hand delivered on a USB thumb drive and/or uploaded via <https://forms.gle/nxh2DFebebwgPso6> on or before the time listed above. Please confirm delivery/upload via email to [jslobodnik@bluevalleyk12.org](mailto:jslobodnik@bluevalleyk12.org). Proposals should be delivered to the attention of:

Jake Slobodnik  
Executive Director of Operations  
Blue Valley School District  
14950 Metcalf Avenue  
Overland Park, KS 66223  
913.239.4014 (o)  
E-mail: [jslobodnik@bluevalleyk12.org](mailto:jslobodnik@bluevalleyk12.org)

Mailing Address:  
15020 Metcalf Avenue  
Overland Park, KS 66223

NOTE: All inquiries related to this RFQ should be directed only to Jake Slobodnik, Executive Director of Operations, via email. No inquiries should be directed to other members of the Selection Committee, Blue Valley Administration, Board of Education Members, or other Blue Valley School District Employees. Failure to follow this requirement will be grounds for immediate disqualification.