



# Park Hill School District

Building Successful Futures • Each Student • Every Day

## Request for Qualifications

Construction Management Services

for

Bond/Capital Projects and On-Call Services

RFQ NO. OP2600

## Notice

The Park Hill School District (District) will accept qualification proposals construction management services as described herein.

Qualified Firms (Respondent) are invited to submit four (4) bound copies marked "Copy", one (1) unbound original marked "Original", and one (1) flash drive in PDF format which contain the Firm's entire response. Please limit these materials to a maximum of 30 – 8 ½" x 11" pages.

### Proposal Shall Be Labeled

"Qualifications-Construction Management Services for Bond/Capital Projects and On-Call Services"

### and Addressed to

Marcus Fryatt - Chief Operations Officer  
Park Hill School District – Support Services Center  
9501 N Seymour Ave., Kansas City, MO 64153

### Proposal Must be Received by

12:00 PM CDT, Monday, August 4, 2025

Written questions regarding this RFQ may be directed to

Marcus Fryatt – Chief Operations Officer

Email: [fryattm@parkhill.k12.mo.us](mailto:fryattm@parkhill.k12.mo.us)

### General District Information

[www.parkhill.k12.mo.us](http://www.parkhill.k12.mo.us)

## TABLE OF CONTENTS

|                                                                   |    |
|-------------------------------------------------------------------|----|
| Part I – Introduction .....                                       | 3  |
| Information about the District .....                              | 3  |
| Timeline for RFQ Process.....                                     | 4  |
| Part II – Scope of Services .....                                 | 5  |
| Part III – Instructions to Respondents .....                      | 7  |
| Part IV – Review and Selection Process.....                       | 8  |
| Proposal Organization & Selection Criteria .....                  | 8  |
| Review Process .....                                              | 10 |
| Proposal Evaluation.....                                          | 10 |
| Interviews.....                                                   | 10 |
| Appendix A – Park Hill Bond Project Sequencing Plan Summary ..... | 11 |

## PART I – INTRODUCTION

The Park Hill School District (District) is seeking to retain the services of an Construction Management Firm (Firm) to provide construction oversight and administration, and commissioning verification for the improvements necessary to implement voter-approved bond projects (\$128 million) and other capital improvements.

The awarded Firm(s) will also be retained to provide on-call Construction Management as Agent Services for a variety of projects that arise and are planned and unplanned. Projects for on-call needs typically arise through the annual District capital planning process.

The purpose of this Request for Qualification (RFQ) is to gather qualifications from construction management firms interested in working with the District. The District will select the most qualified Firm(s) from the responsive submissions, and may request to interview Firm(s) prior to a recommendation to the Board of Education.

## INFORMATION ABOUT THE DISTRICT

The Park Hill School District (District) is in the southern third of Platte County, Missouri located just north of downtown Kansas City, Missouri. Park Hill is a public school district, serving students in prekindergarten through grade 12. The district includes 12 elementary schools, four middle schools, three high schools (including two traditional high schools and an innovative, personalized high school program), a day school, and an early childhood education center. Park Hill School District has approximately 12,000 students enrolled in grades PK-12. The district employs more than 2,000 staff members.

The Park Hill School District is a place where students, parents, teachers, administrators, staff, and community members are Building Successful Futures • Each Student • Every Day! Park Hill is an award-winning school district with the highest recognition provided by Missouri for academic achievement.

The District utilizes a strategic plan, known in Missouri as the Comprehensive School Improvement Plan (CSIP) to guide programming and improvement efforts inside and outside of the classroom.

Firms interested in working with the District are encouraged to familiarize themselves with the following documents and incorporate relevant district data into their response to the RFQ:

- Strategic Plan/Comprehensive School Improvement Plan (CSIP) – <https://www.parkhill.k12.mo.us/about/strategic-plan-2023-2028>

- 2023-2024 Student Demographic Profile and Enrollment Projections - <https://www.parkhill.k12.mo.us/about/data-and-records>
- District Bond Project Detail- <https://www.parkhill.k12.mo.us/about/go-park-hill>
- 2024-2025 District Budget (includes annual Capital Improvement Plan and complete list of Bond Projects by School) - <https://www.parkhill.k12.mo.us/about/data-and-records>

#### TIMELINE FOR RFQ PROCESS

The timeline listed below is the District's estimation to complete the RFQ process. All efforts shall be made to abide by this schedule, but it may change due to different circumstances.

| Activity                                                                                                                                                                      | Date                         | Time                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------|
| RFQ Issue Date                                                                                                                                                                | Monday, July 14, 2025        | No later than 12:00 PM CDT |
| Question Cut-off date                                                                                                                                                         | Thursday, July 24, 2025      | 10:00 AM CDT               |
| Addendum Issue Date (Posted to District Website)<br><a href="https://www.parkhill.k12.mo.us/requests-for-proposals">https://www.parkhill.k12.mo.us/requests-for-proposals</a> | Monday, July 28, 2025        | 2:00 PM CDT                |
| Proposal Due Date                                                                                                                                                             | Monday, August 4, 2025       | 12:00 PM CDT               |
| Interview of Selected Firms by Committee                                                                                                                                      | Friday, August 15, 2025      | TBD                        |
| Committee Recommendation to Board of Education – Public Meeting                                                                                                               | Thursday, August 21, 2025    | 6:30 PM CDT                |
| Vote for Approval – Board of Education – Public Meeting                                                                                                                       | Thursday, September 11, 2025 | 6:30 PM CDT                |
| Projects Start – Kickoff Meetings with Building Design Teams (Project Bundle 1 and 2)                                                                                         | Mid-September 2025           | TBD                        |

## PART II – SCOPE OF SERVICES

On April 8, 2025, Park Hill School District voters approved Proposition O, authorizing a 30-cent increase to the debt service levy to issue \$128 million in general obligation bonds. These funds will support multiple capital improvement projects including:

- Phase 1 replacement of Park Hill High School
- Stadium and field improvements at Park Hill High School and Park Hill South High School
- Additions to various elementary schools
- District-wide safety upgrades
- Land acquisition for future facilities

Since voter approval, the district has strategically organized these projects into distinct "bundles" to maximize resource efficiency and minimize disruption to student learning environments. **Respondents to the RFQ are asked to specify which of the following project bundles (any or all) that they wish to work.** The district may award contracts to different firms for each bundle based on demonstrated expertise and qualifications specific to the project type.

| Project Bundle | Scope of Work                                                                                                                                                                                                                                                                                   | Budget Estimate | Potential Timeframe            |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------|
| 1              | <ul style="list-style-type: none"> <li>• Park Hill High School - Phase I Replacement</li> <li>• High School Programming – Renovations</li> <li>• District-wide Facility Security Updates</li> <li>• District Capital Improvements</li> <li>• Land Purchase for Future Facility Needs</li> </ul> | \$92 million    | September 2025 – August 2028   |
| 2              | <ul style="list-style-type: none"> <li>• Park Hill High School – Baseball Field Relocation</li> <li>• Park Hill High School Stadium Improvements</li> <li>• Park Hill South Stadium Improvements</li> <li>• Park Hill South Field Improvements</li> </ul>                                       | \$21 million    | September 2025 – November 2026 |
| 3              | <ul style="list-style-type: none"> <li>• Chinn Elementary Additions</li> <li>• Line Creek Elementary Additions</li> <li>• Southeast Elementary Additions</li> </ul>                                                                                                                             | \$15 million    | February 2027 – August 2028    |

More detail on specific project sequence, timelines and budgets can be found in the Appendix A of this RFQ “Park Hill 2025 Bond Project Sequencing Plan Summary”. Note that all timelines are estimates and may change as more information is gathered with the selected Firm(s) and economic conditions.

**District Design Teams** - The selected Firm(s) shall establish and lead dedicated Design Teams for each project. These Design Teams will consist of school staff, community stakeholders, student representatives, and construction management personnel.

The Firm(s) shall facilitate comprehensive participation of each school's Design Team throughout all phases of the design process. This collaborative approach will ensure that:

- School-specific timelines are established that minimize disruption to academic activities
- District resources are utilized efficiently and effectively
- Each school community has appropriate input into the design process

The Firm(s) shall demonstrate experience in leading similar collaborative design processes and provide a clear methodology for stakeholder engagement.

**Additional Detail:** A Gantt-style chart of the projects is further detailed in a document entitled “2025 Bond Project Sequencing Plan” which can be found at the district’s Board of Education website at <http://boepublic.parkhill.k12.mo.us>. The Board of Education approved this plan at their meeting on May 8, 2025, with all documentation found in the board agenda item 5.22 *Approval of 2025 Bond Initial Timeline and Scope of Work*. A direct link to the project chart is <https://boepublic.parkhill.k12.mo.us/attachments/73c5e303-bfef-4f60-9b01-c30840e86209.pdf>.

This document outlines specific timelines for design, procurement, construction, and completion.

**Construction:** The District intends to utilize either a Construction Management Agency (CMA) or Construction Management At-Risk (CMAR) relationship for the procurement method for construction. The CMA/CMAR Firm will be selected at a later date after consultation with the selected Architectural & Engineering firms.

## PART III – INSTRUCTIONS TO RESPONDENTS

- 1) Respondents are to submit four (4) bound copies of their proposal marked “Copy”, one (1) unbound original marked “Original”, and one (1) flash drive in PDF format which contains the Respondent’s entire response. The print and electronic versions should be identical.
- 2) Responses are to be limited to a maximum of 30 – 8 ½" x 11" pages. If additional pages are submitted, the District review committee will base evaluation on the first 30 pages. Front and back sides of pages may be used (for a total of 60 pages of content). The cover page and table of contents are included within the page limit.
- 3) Information provided by the Firm must be responsive to the RFQ and relevant to criteria.
- 4) Firms must address all information specified by this RFQ, organized in the order listed below, to be deemed responsive.
- 5) **Questions.** It is the responsibility of each Firm before submitting a response to examine the proposal documents thoroughly and request an interpretation or clarifications via email soon after discovering any conflicts, ambiguities, errors, or omissions in the proposal documents. **Requests for question clarification must be received no later than 10:00 AM on Wednesday, Thursday, July 24, 2025.** The email must contain this RFQ number, name, date, and numbered questions. Park Hill School District will not answer questions transmitted through facsimile or methods other than set forth in this paragraph. All questions will be answered in an addendum. The addendum will be posted to the district website on or before 2:00 PM CDT Monday, July 28, 2025. The District is not responsible for questions received after the due date, or questions in email lost due to spam filters or technical issues.
  - a) All questions shall be submitted to [frattm@parkhill.k12.mo.us](mailto:frattm@parkhill.k12.mo.us) and will be addressed by the District.
  - b) All addendums(s) must be signed and included with the submitted proposal. Any submissions without this signed acknowledgement may be considered non-responsive.
- 6) **Proposal are due on Monday, August 4, 2025 at 12:00 PM CDT.** Complete proposals should include the following
  - a) Title Page
  - b) Letter of Introduction
    - i) In the letter of introduction, clearly identify which Project Bundles (1, 2, 3) the Firm wishes to be considered. Any combination, or all Project Bundles may be identified by the Firm.
  - c) Table of Contents with page numbers to the following sections
    - i) Corporate Information
    - ii) Success with Similar Projects and Clients
    - iii) Firm Personnel
    - iv) Construction Management Approach: Describing Agency vs. At-Risk and the benefits and issues both may bring the district and these projects.
    - v) Firm Workload and Resource Capacity
    - vi) Firm’s Alignment with District Strategic Goals and Core Values
    - vii) Explanation of Firm’s Interest
  - d) Signed copy of RFQ Addendum to acknowledge receipt (Addendum available on the district website on or before 2:00 PM CDT on Monday, July 28, 2025)

## PART IV – REVIEW AND SELECTION PROCESS

The District will utilize a committee and scoring rubric to evaluate the responses to this RFQ and to narrow the list of firms to interview. The committee may include representatives from the following groups: staff members, Board of Education members, community members, students and architects. The committee will use a scoring rubric comprised of criteria detailed below by section.

### PROPOSAL ORGANIZATION & SELECTION CRITERIA

- I. **Corporate Information.** Provide a company profile including principal areas of expertise and experience providing construction management services to publicly funded entities in the State of Missouri. Include an organizational chart depicting the management of the firm's organization and its relationship to any other business entity. Please include the following information:
  - a. Legal name and business address of firm
  - b. List the names of Owner(s), Principal(s)
  - c. Date of establishment, state or incorporation, and type of business entity
  - d. Primary contact person, title, email, and phone number
  - e. Core business Services (e.g., Program Management, Architectural Services, General Contracting)
- II. **Relevant Experience with Similar Projects.** Provide information on K-12 renovations, additions and new school projects for school districts similar to the program required for the Owner School District. Include size and type of projects, where you provided construction management services during pre-construction and construction, provided a full-time superintendent(s) and the scopes of work were individually bid to trade contractors. Organize the response with the following information:
  - a. Project name and brief description
  - b. Owner, address and contact
  - c. Architect name, address, and contact
  - d. Total project cost, completion date, and delivery method
- III. **Firm Personnel.** The firm must demonstrate the ability to provide proper support for all projects assigned to them for the duration of the project(s). Please list the credentials of all key personnel who will be responsible for or could potentially be assigned to manage the work. Include:
  - a. Name and title
  - b. Education and relevant CM experience
  - c. Project references (specific to CM roles)
  - d. Certifications, Licenses, and professional affiliations
  - e. List of similar projects managed by each individual, including scope and duration
  - f. State any previous working relationships between team members and firms
  - g. Disclosure of prior employment with other firms on relevant projects

- IV. **Construction Management Approach.** Provide a brief narrative of your approach to the following:
- a. Communication with the District/Owner
  - b. Agency vs. At-Risk
  - c. Cost estimating and budget control during design and construction
  - d. Mechanical, electrical, and plumbing (MEP) cost management
  - e. Value engineering and life cycle cost analysis
  - f. Project scheduling and milestone tracking
  - g. Information management systems (e.g., project management software)
  - h. Role in preparing project manuals and bid documents
  - i. Bidding strategy and administration of the bid phase
  - j. Change order management and negotiation procedures
  - k. On-site supervision and quality control
  - l. Final testing, commissioning, occupancy, and close-out
  - m. Use of technology (e.g., BIM, drones, digital documentation)
  - n. Sustainable construction practices and LEED certified projects.
- V. **Firm Workload and Resource Capacity.**
- a. Describe your firm's capacity to staff and manage the District's project bundles (1, 2, 3)
  - b. Confirm ability to meet project timelines, budgets, and design collaboration goals
  - c. Describe experience managing multi-site, multi-phase programs over several years, including total construction value
- VI. **Firm's Alignment with District Strategic Goals and Core Values.**
- a. Describe how your firm aligns its processes with the District's strategic goals, core values, and commitment to excellence
  - b. Provide strategies for cost control, financial monitoring, and promoting long-term financial sustainability in construction projects
- VII. **Explanation of Firm's Interest.**
- a. Explain why your firm is interested in partnering with the District
  - b. Highlight unique features, capabilities, or innovations that will benefit students, staff, and taxpayers
  - c. Provide any additional information that supports your qualifications and value to the district

Detailed proposals, fees and schedule(s) are not requested by the District as part of this solicitation and are not to be included in your response. Should your firm be selected to interview, fee information **must be** submitted separately at that time.

## REVIEW PROCESS

---

### PROPOSAL EVALUATION

The period of evaluation is expected to occur between August 4 – 8, 2025 but may be extended if necessary. The committee will create a short list of firms that will be invited to the interview in-person.

---

### INTERVIEWS

The District's selection committee will conduct interviews with selected Firms and the Park Hill School District on **Friday, August 15, 2025** between 8:00 AM and 4:00 PM. Specific location and times will be discussed with the selected Firms.

It is anticipated that in-person interviews with each Firm will be approximately 75 minutes. During the interview, Firms will be asked to present information on topics the committee will select after the evaluation of proposals. This list of topics will be provided when the Firm is notified of the interview.

During the interview, Firms will be asked to have employees who will work most closely with the District (if selected) lead the presentation. Time will be allotted to each Firm to ask questions of committee members.

The order of the interviews will be determined by alphabetical order of firm's legal name.

## APPENDIX A – PARK HILL BOND PROJECT SEQUENCING PLAN SUMMARY

| Project Bundle 1                                   | Project                                                                                                         | Start           | End             | Total Project Budget |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------|-----------------|----------------------|
| <b>Park Hill High School - Phase 1 Replacement</b> |                                                                                                                 | <b>9/1/2025</b> | <b>8/6/2028</b> | <b>\$ 80,000,000</b> |
| 1.00a                                              | Design, bid, award, procure, construct and occupy Park Hill High School - Phase 1 Replacement                   |                 |                 |                      |
| 1.00b                                              | Demolition of designated areas of existing Park Hill High School.                                               |                 |                 |                      |
| <b>High School Programming - Renovations</b>       |                                                                                                                 | <b>9/1/2026</b> | <b>8/6/2028</b> | <b>\$ 3,000,000</b>  |
| 2.00a                                              | Design, bid, award, procure, construct and occupy high schools                                                  |                 |                 |                      |
| 2.00b                                              | . Identify and update programming needs at the high school level.                                               |                 |                 |                      |
| <b>District-Wide Facility Security Updates</b>     |                                                                                                                 | <b>9/1/2025</b> | <b>8/6/2027</b> | <b>\$ 2,000,000</b>  |
| 3.00a                                              | Upgrade school classroom door locking systems, fencing, and gates.                                              |                 |                 |                      |
| 3.00b                                              | Upgrade library media centers at Chinn and Southeast Elementary to district safety standards.                   |                 |                 |                      |
| <b>District Capital Improvements</b>               |                                                                                                                 | <b>9/1/2025</b> | <b>8/6/2027</b> | <b>\$ 5,000,000</b>  |
| 4.00a                                              | Design, bid, award, procure, construct and update district facilities to include HVAC, roofing, outdoor spaces. |                 |                 |                      |
| <b>Land Purchase for Future Facility Needs</b>     |                                                                                                                 | <b>TBD</b>      | <b>TBD</b>      | <b>\$ 2,000,000</b>  |
| 5.00a                                              | Support district in researching, assessing, and acquiring land for future facility needs.                       |                 |                 |                      |

| Project Bundle 2                                         | Project                                                                                                                                                               | Start           | End               | Total Project Budget |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------|----------------------|
| <b>Park Hill High School - Baseball Field Relocation</b> |                                                                                                                                                                       | <b>9/1/2025</b> | <b>7/31/2026</b>  | <b>\$ 8,100,000</b>  |
| 1.00a                                                    | Design, bid, award, procure, construct and occupy Park Hill High School Baseball Field Relocation                                                                     |                 |                   |                      |
|                                                          | Full construction of baseball field to include custom turf, restrooms, parking lots, storage, and improved traffic flow to the east of Gerner Early Education Center. |                 |                   |                      |
| <b>Park Hill High School Stadium Improvements</b>        |                                                                                                                                                                       | <b>9/1/2025</b> | <b>10/31/2026</b> | <b>\$ 2,500,000</b>  |
| 2.00a                                                    | Design, bid, award, procure, construct and occupy field level locker rooms for both home and visitors, to also include storage for sports using this facility         |                 |                   |                      |
| <b>Park Hill South Stadium Improvements</b>              |                                                                                                                                                                       | <b>9/1/2025</b> | <b>7/31/2026</b>  | <b>\$ 8,400,000</b>  |
| 3.00a                                                    | Design, bid, award, procure, construct and occupy Park Hill South Football stadium to include a home grandstand, press box, home side restrooms and concession stand. |                 |                   |                      |
|                                                          | Update facility with videoboard, fencing, and stadium structure for competition football field.                                                                       |                 |                   |                      |
| <b>Park Hill South Field Improvements</b>                |                                                                                                                                                                       | <b>9/1/2025</b> | <b>10/31/2026</b> | <b>\$ 2,000,000</b>  |
| 4.00a                                                    | Upgrade softball and baseball fields to include improvements such as turf infield and outfield, scoreboards, fencing, and possible dugout upgrades.                   |                 |                   |                      |
|                                                          | Upgrade current Park Hill South grass practice field to have at least one goal post.                                                                                  |                 |                   |                      |

| Project Bundle 3                       | Project                                                                             | Start           | End             | Total Project Budget |
|----------------------------------------|-------------------------------------------------------------------------------------|-----------------|-----------------|----------------------|
| <b>Chinn Elementary Additions</b>      |                                                                                     | <b>2/1/2027</b> | <b>8/6/2028</b> | <b>\$ 5,000,000</b>  |
| 1.00a                                  | Design, bid, aware, procure, construct and occupy addition to Chinn Elementary      |                 |                 |                      |
| <b>Southeast Elementary Additions</b>  |                                                                                     | <b>2/1/2027</b> | <b>8/6/2028</b> | <b>\$ 5,000,000</b>  |
| 2.00a                                  | Design, bid, aware, procure, construct and occupy addition to Southeast Elementary  |                 |                 |                      |
| <b>Line Creek Elementary Additions</b> |                                                                                     | <b>2/1/2027</b> | <b>8/6/2028</b> | <b>\$ 5,000,000</b>  |
| 3.00a                                  | Design, bid, aware, procure, construct and occupy addition to Line Creek Elementary |                 |                 |                      |

| PHSD Proposal           |                                                   |                             |                      | BOE 6/12             |                |                |                |                |                |                |                | BOE 6/26       |                 |                 |                 | BOE 7/24        |                 |                 |                 | BOE 8/21        |                 |                 |                 |                 |                 |                 |                 | 2026            |                 |                 |                 |                 |                 |                 |                 | 2027            |                 |                 |                 |                 |                 |                 |                 | 2028 |  |  |  |
|-------------------------|---------------------------------------------------|-----------------------------|----------------------|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------|--|--|--|
|                         |                                                   |                             |                      | MAY 25 Month 1       | JUN 25 Month 2 | JUL 25 Month 3 | AUG 25 Month 4 | SEP 25 Month 5 | OCT 25 Month 6 | NOV 25 Month 7 | DEC 25 Month 8 | JAN 26 Month 9 | FEB 26 Month 10 | MAR 26 Month 11 | APR 26 Month 12 | MAY 26 Month 13 | JUN 26 Month 14 | JUL 26 Month 15 | AUG 26 Month 16 | SEP 26 Month 17 | OCT 26 Month 18 | NOV 26 Month 19 | DEC 26 Month 20 | JAN 27 Month 21 | FEB 27 Month 22 | MAR 27 Month 23 | APR 27 Month 24 | MAY 27 Month 25 | JUN 27 Month 26 | JUL 27 Month 27 | AUG 27 Month 28 | SEP 27 Month 29 | OCT 27 Month 30 | NOV 27 Month 31 | DEC 27 Month 32 | JAN 28 Month 33 | Feb 28 Month 34 | MAR 28 Month 35 | APR 28 Month 36 | MAY 28 Month 37 | JUN 28 Month 38 | JUL 28 Month 39 | AUG 28 Month 40 |      |  |  |  |
|                         |                                                   |                             |                      | SUMMER 2025          |                |                |                |                |                |                |                |                |                 |                 |                 | SUMMER 2026     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | SUMMER 2027     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | SUMMER 2028     |                 |                 |                 |      |  |  |  |
| Predesign Efforts       |                                                   |                             |                      |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| 1                       |                                                   | Architect RFP               |                      | <div>Architect</div> |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| 2                       |                                                   | Construction Management RFP |                      | <div>CM</div>        |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| Project ID              | Project Name                                      |                             | Total Project Budget |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| A                       | Park Hill High School - Phase I Replacement       |                             | \$ 80,000,000        |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| B                       | Chinn Elementary Additions                        |                             | \$ 5,000,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| C                       | Southeast Elementary Additions                    |                             | \$ 5,000,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| D                       | Line Creek Elementary Additions                   |                             | \$ 5,000,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| E                       | Park Hill High School - Baseball Field Relocation |                             | \$ 8,100,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| F                       | Park Hill High School Stadium Improvments         |                             | \$ 2,500,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| G                       | Park Hill South Stadium Improvements              |                             | \$ 8,400,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| H                       | Park Hill South Field Improvements                |                             | \$ 2,000,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| I                       | High School Programming - Renovations             |                             | \$ 3,000,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| J                       | District-wide Facility Security Updates           |                             | \$ 2,000,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| K                       | District Capital Improvements                     |                             | \$ 5,000,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| L                       | Land Purchase for Future Facility Needs           |                             | \$ 2,000,000         |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
|                         |                                                   |                             | \$ 128,000,000       |                      |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |
| 2025 Bond Scope of Work |                                                   |                             |                      | MAY 25 Month 1       | JUN 25 Month 2 | JUL 25 Month 3 | AUG 25 Month 4 | SEP 25 Month 5 | OCT 25 Month 6 | NOV 25 Month 7 | DEC 25 Month 8 | JAN 26 Month 9 | FEB 26 Month 10 | MAR 26 Month 11 | APR 26 Month 12 | MAY 26 Month 13 | JUN 26 Month 14 | JUL 26 Month 15 | AUG 26 Month 16 | SEP 26 Month 17 | OCT 26 Month 18 | NOV 26 Month 19 | DEC 26 Month 20 | JAN 27 Month 21 | FEB 27 Month 22 | MAR 27 Month 23 | APR 27 Month 24 | MAY 27 Month 25 | JUN 27 Month 26 | JUL 27 Month 27 | AUG 27 Month 28 | SEP 27 Month 29 | OCT 27 Month 30 | NOV 27 Month 31 | DEC 27 Month 32 | JAN 28 Month 33 | Feb 28 Month 34 | MAR 28 Month 35 | APR 28 Month 36 | MAY 28 Month 37 | JUN 28 Month 38 | JUL 28 Month 39 | AUG 28 Month 40 |      |  |  |  |
|                         |                                                   |                             |                      | SUMMER 2025          |                |                |                |                |                |                |                |                |                 |                 |                 | SUMMER 2026     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | SUMMER 2027     |                 |                 |                 |                 |                 |                 |                 | SUMMER 2028     |                 |                 |                 |                 |                 |                 |                 |      |  |  |  |

| Project Bundle | Scope of Work                                       | Budget Estimate | Potential Timeframe    |
|----------------|-----------------------------------------------------|-----------------|------------------------|
| 1              | • Park Hill High School - Phase I Replacement       | \$92 million    | Sept. 2025 - Aug. 2028 |
|                | • High School Programming – Renovations             |                 |                        |
|                | • District-wide Facility Security Updates           |                 |                        |
|                | • District Capital Improvements                     |                 |                        |
|                | • Land Purchase for Future Facility Needs           |                 |                        |
| 2              | • Park Hill High School – Baseball Field Relocation | \$21 million    | Aug. 2025 - Feb. 2027  |
|                | • Park Hill High School Stadium Improvements        |                 |                        |
|                | • Park Hill South Stadium Improvements              |                 |                        |
|                | • Park Hill South Field Improvements                |                 |                        |
| 3              | • Chinn Elementary Additions                        | \$15 million    | Feb. 2027 - Aug. 2028  |
|                | • Line Creek Elementary Additions                   |                 |                        |
|                | • Southeast Elementary Additions                    |                 |                        |