

Request for Qualifications

Construction Management at Risk

1. Project Announcement

Fall 2024 Bond Referendum Work for Mahomet-Seymour CUSD #3
1301 S. Bulldog Dr.
Mahomet, IL. 61853

The Board of Education of Mahomet - Seymour CUSD #3 (hereinafter also referred to as "M-S #3", "District" and "Owner") is requesting proposals for the services of a Construction Manager as Constructor. The purpose of this Request for Qualifications (RFQ) is to identify those firms most capable of delivering the professional preconstruction and construction management services required for the successful delivery of the New Building, renovations, site, and demolition scopes in Mahomet-Seymour CUSD #3(hereinafter, the "Project"). Through the RFQ process, the District intends to determine which firm should be awarded an AIA A134-2019 Edition – Standard Form of Agreement Between Owner and Construction Manager as Constructor without a Guaranteed Maximum Price as modified by Owner.

2. Project Description

This project consists of a combination of new construction, renovations, site work, and building demolition of four projects sites within the Mahomet-Seymour CUSD #3 District. This scope of work is pending successful passage of a \$112.8M bond referendum on the November 5, 2024, ballot.

Two new facilities:

1. A new roughly 140,000 sf 6th - 8th grade facility to support 900 students to replace the existing Mahomet Seymour Junior High (MSJH) on the existing MSJH site. This includes all site work, paving, bus, and car drop off, and demolition of the existing MSJH. The existing building will remain in service throughout the construction of the replacement facility.
2. A new roughly 75,000 sf 2nd-3rd Elementary facility to support 600 students located on South Mahomet Road (just south of Middletown Prairie Elementary) on property owned by MS #3.

Renovations to Lincoln Trail Elementary (LTE) include the creation of new Art and STEM areas, as well as other minor renovations for student support spaces. Additional site work may be performed at this site to assist with improvements to traffic flow off/on and around the LTE site.

Lastly, relocation of the High School Soccer field from the exiting MSJH site to the Mahomet-Seymour High School (MSHS) site is also included.

3. Requirements for Submittal of Qualifications:

- a. General Company Information
 - i. Legal entity proposed to provide Construction Management as Constructor Services
 - ii. Construction Manager's corporate structure, including any whole or partially owned subsidiaries
 - iii. State your bonding capacity and your ability to bond this project. Provide contract information for your bonding company.
 - iv. Insurance Information
 1. General Commercial Liability Carrier and Policy Limits

- 2. Professional Liability Carrier and Policy Limits
 - v. Provide the total value of all work in progress.
 - vi. Pending on ongoing mediation, arbitration, or litigation with current or past K12 clients.
- b. Project Approach: Relative to our proposed project, please provide the following information, outlining how your firm structure a successful project on behalf of the district.
- i. Project Finances
 - 1. Compensation and job costs
 - a. Pre-Con Fee Approach
 - b. CM Fee Makeup (% Range or \$ range) -include service matrix
 - c. General Conditions (% range or \$ range) - include service matrix
 - d. other fees or direct CM income pathways (rental, mark-up, etc.)
 - 2. Project Allowances/Contingency
 - a. Recommended practices for this scope
 - b. Breakdown (% range or \$ range per category)
 - c. Allocation and tracking approach
 - 3. Provide an estimated project schedule based on an expected date of 1 October 2025 for the completion of 100% Construction Documents with considerations for early bid packages as able.
 - ii. Estimating Process
 - 1. Value prioritization: Considering the current bidding climate, the requested delivery date, lead time and market volatility, please prioritize the value controls outlined here which your team would most recommend utilizing to ensure a successful project is delivered on behalf of the owner.
 - a. Time
 - b. Quantity/Scope
 - c. Quality
 - 2. Cost System review, comparison, and recommendations
 - 3. Contingency Usage Process
 - 4. Bid Packages
 - a. Describe Process to identify
 - b. Separate or combined project(s)
 - c. Self-performance or non-bid work
- c. Construction
- i. Phasing
 - ii. Bidding Sequence
 - iii. Early Packages
 - iv. Staffing of Subcontractors
 - v. Management of allowances and contingencies
- d. Personnel: Identify *all* team members your team would recommend/require to deliver the project as outlined. For each member list *only* experience for K12 and other educational projects over \$20 Million of construction costs. Include their role on the project, a project reference for each individual, *and* a contact from the design team. The list must include:
- i. Pre-Con Team members
 - 1. Pre-Construction Manager
 - 2. Estimator
 - 3. Other (per response to section 4.b)

- ii. Construction Services
 - 1. Project Manager
 - 2. Project Superintendent
 - 3. Project Administrator
 - 4. Other (per response to section 3.b)
- iii. Project Executive (owner, principal, or corporate level manager)

4. Additional Required Information

a. Firm Philosophy Answer the following questions

- i. Question 1: What are the most valuable insights that your team, as constructors, can advise and implement on our project during the pre-construction phase that best support the delivery of a project to successfully meet our goals and objectives.
- ii. Question 2: What would be your reaction to a project that came in 15% under budget after the acceptance of any/all add alternate items?
- iii. Question 3: In one sentence, please describe how you identify what project success looks like relative to the value lenses outlined in section 3.B.ii.
- iv. Question 4: Please describe your firm's estimating process, and how it fits the overall pre-construction/design phase of the project. Please include how you can deliver the scope, quality, and schedule associated with our project.
- v. Question 5: Please describe your firm's philosophy on punch list work, relative to owner occupancy and substantial completion.

b. Case Studies

Please provide three case studies *with the following information* that best demonstrate your firm's ability to provide value towards the successful delivery of a similar K-12 and other educational construction project.

Scope

- i. Total Project Budget / Construction Budget
- ii. Schedule
 - 1. Bid Date
 - 2. Owner Occupancy Date
 - 3. Closeout Date
- iii. Value added Highlight: please describe how you were able to add value to the owner's project, to ensure a successful project outcome on behalf of the client. Please refer to impacts related to time, quantity/scope, quality, and cost.
- iv. Project Finances History (*Next page*)

Budget Item	SD		DD		BID		Close Out	
	%	\$	%	\$	%	\$	%	\$
Soft Costs								
Technology								
FF&E								
Trades Estimate								
Self-Performed Work								
Contingencies								
Allowances								
General Conditions								
CM Fee								
Total Project Cost								

5. Contact

All inquiries and questions regarding this project must be made via email to Dr. Kenny Lee (klee@ms.k12.il.us) no later than 3:00pm 30 August, 2024. All Proposers are prohibited from making any contact with the District Personnel, Board of Education, or any other administrator or employee of the District with regard to the RFQ, other than in the manner to the person(s) designated herein.

7. Submission Requirements

Provide ten (10) printed hard copies your Statement of Qualifications provide an email link *or* one USB drive containing an electronic copy of the to the following address

Dr. Kenny Lee, Superintendent
 Mahomet - Seymour CUSD #3
 1301 S. Bulldog Dr.
 Mahomet, IL. 61853

8. Schedule

Statement of Qualifications Submittal shall be submitted not later than:
12:00 pm 10 September 2024

- August 20, 2024 – BOE Issues RFQ
- August 30, 2024 – Deadline for Questions 3:00pm
- September 10, 2024 – RFQ Responses Due by 12:00pm**
- September 13, 2024 – BOE to Review and create short list of firms
- September 13, 2024 – Shortlisted Firms notified
- Week of September 23 – BOE interview shortlisted firms
- October 7, 2024 – BOE Selection of Construction Manager for November 2024 Bond Projects

General Conditions Matrix

Company Name:

8/27/2021

Item	Included in General Conditions	Included in Precon fee	Included in CM Fee	Provided by Owner	Bid Package/Trades
Administrative/accounting/clerical-jobsite based Groundbreaking Expenses					
Administrative/accounting/clerical-office based Home Office Administrative Support Accounting/Financial Management					
Bidding Electronic Distribution of Bidding Documents Bid Advertisement & Solicitation					
Building permits & inspection fees					
Change order administration					
Close-out documents As-built document creation & reproduction Operation and Maintenance Manuals					
Construction cleanup Final cleaning					
Dumpster, trash hauling & landfill charges					
Hoisting Expenses					
Insurance-Builders Risk					
Insurance and Bonds Performance & Payment Bond General Liability Workers Compensation					
IT equipment & services-jobsite based High Speed Internet Connection					
IT equipment & services-office based					
Jobsite drinking water					
Jobsite fire prevention requirements Fire Extinguishers					
Jobsite supervisory personnel Job Superintendent					
Jobsite mobilization					
Jobsite security					
Jobsite snow removal					
Jobsite toilets					
Jobsite - trash chutes					
Legal fees					
Miscellaneous materials pickup & delivery					
Office equipment-jobsite based					
Office equipment-office based Software for budgeting, scheduling, PM, and Accounting					
Office supplies-jobsite based					
Office supplies-office based					
Office-based estimating services					
Office-based scheduling services					
Office-based project bidding services Bid Solicitation and Administration					
Office (home) - Building Rent					
Offsite storage					
Postage, courier & delivery charges					
Pre-construction estimating services SD, DD, 50% CD, 95% CD					
Pre-construction scheduling services					
Pre-construction planning services Constructability Review					
Pre-construction value engineering					
Printing Construction Documents (plans and specs) Miscellaneous drawing reproduction					
Project accounting services-office based					
Project management services Project Manager Project Executive Project Engineer					
Project quality control measures					
Progress photography					
Project signs Project Sign Temporary construction signage					
Safety program Personal Protective Equipment First Aid Supplies Safety Audit Rails, opening protection					
Small tools & equipment					
Survey, layout & staking					
Temporary fencing and barricades					
Temporary partitions					
Temporary stairs					
Temporary weather enclosures					
Temporary jobsite telephone Cell phones Land/fax lines					
Temporary offices					
Temporary utilities - electric Service Fees (power company) Temporary electric service installation Consumables					
Temporary utilities - water Service Fees (City) Temporary water service installation					

Consumables					
Temporary utilities - Heating/Vent					
Equipment					
Consumables					
Installation					
Testing & Inspections					
Testing lab services					
Trailers					
Tool					
Storage					
Traffic control					
On site					
Off site					
All travel expenses associated with Project					
Superintendent					
Project Manager					
Project Executive					
Project Engineer					
Other G.C. Costs					
			% of Const cost		
Estimate of General Conditions:					
Preconstruction Fee					
CM Fee					
Grand Total					
Construction cost (w/out construction contingency)					