



## **REQUEST FOR PROPOSAL (RFP) FOR ARCHITECTURAL AND MASTER PLANNING SERVICES FOR MAIZE USD 266**

Maize USD 266 is seeking proposals from qualified architectural firms to provide professional services for the remainder of our facility planning process as well as architectural services including but not limited to cost estimation, pre design, design development, schematic design, construction documents, bidding, construction observation and post construction services.

### **BACKGROUND:**

Maize has been engaged in a comprehensive 14 month Master Planning Process to assess current and future facility needs. The district has had a committee of about 50 community members meeting and touring facilities as well as prioritizing what could be potential projects. The district is currently in the presentation phase where we are hosting community meetings as well as engaging district staff with our potential plan, with the goal to take a plan to the school board for approval in the May 2026 board meeting for a potential Spring of 2027 bond issue. The district will look for a qualified architectural firm to help with the bond issue information phase as well as the items listed above if a bond were to pass.

### **CURRENT PLAN:**

Our committee has determined the following needs for the district: *(Copy of Facility Presentation will be at end of RFP with more information regarding projects, cost estimates and our process to date).*

- Safety and Security Updates District Wide
- New 5 section Elementary school
- Maize Career Academy Additions and Remodel
- Elementary Improvements District Wide
  - Reconfigured main entry and student support space
  - New corridor flooring
  - Restroom updates
  - Media Center Updates
  - Special Education improvements and additions
- Early Childhood Center Expansion

Educational Support Center  
905 W. Academy Ave.  
Maize, KS 67101  
usd266.com  
phone: 316-722-0614  
fax: 316-500-1931



- Maize South High Renovations
- Maize High Renovations
- Middle School athletic improvements
- Renovation of existing Vermillion Elementary for Maize Rec
- Maize South campus parking and traffic solutions
- Roofing Upgrades - *District Managed*
- Mechanical Upgrades - *District Managed*

*Please note, as we are still gathering feedback this list could change before the final plan is presented to our Board of Education in May.*

#### **PROPOSAL REQUIREMENTS:**

Interested firms should submit proposals based on the following criteria:

- Firm Information - company name, address, contact information and history of firm.
- Experience and Qualifications - A description of experience with K-12 projects as well as Early Childhood and Career / Technical education experience.
- Bond Issue Support - Previous success and failures with bond issues as well as overall firm philosophy on implementation of a successful bond issue.
- Project Team - Key personnel that will be assigned to the project and their qualifications. Also list consulting engineers and their experience. (Civil, Structural, Mechanical, Electrical, Food Service, A/V etc).
- References - At least three references from school districts within the past 10 years.
- Fee Structure - A breakdown of proposed fees. Include bond assistance fee separate from architectural services fees.
- Workload - How does this potentially fit into your future workload?

***Please provide 3 hard copies of the proposal as well as 1 digital copy (flash drive).***

#### **EVALUATION PROCESS:**

District staff will evaluate qualifications submitted and select those to be considered for a short list of finalists. Selected firms will be notified and invited for onsite presentations. Presentations will be no



longer than 35 minutes with additional time for questions. Interviews will take place at MPAAC, (Maize Performing Arts and Aquatic Center).

**SUBMISSION PROCEDURE:**

- April 16th - RFP Issued
- May 12th - RFP responses due by 2pm
  - Deliver to Maize USD 266 Educational Support Center - 905 W Academy Ave, Maize Ks. 67101. Attention Darin Augustine, Architect RFP
- May 13th - Shortlist created and firms notified for interviews
- May 26th - Interviews and selection
- June 8th - BOE Approval

**POINTS OF CONTACT:**

Darin Augustine, Executive Director of Operations  
[daugustine@usd266.com](mailto:daugustine@usd266.com) 316-350-2001

Alyssa Butts, Operations Administrative Assistant  
[abutts@usd266.com](mailto:abutts@usd266.com) 316-722-0614

**RESERVATION OF RIGHTS:**

Maize USD 266 reserves the right to accept or reject any or all proposals, to waive informalities and to negotiate with any firm to ensure the best outcome for the district.



# Facilities Steering Committee Prioritized Plan





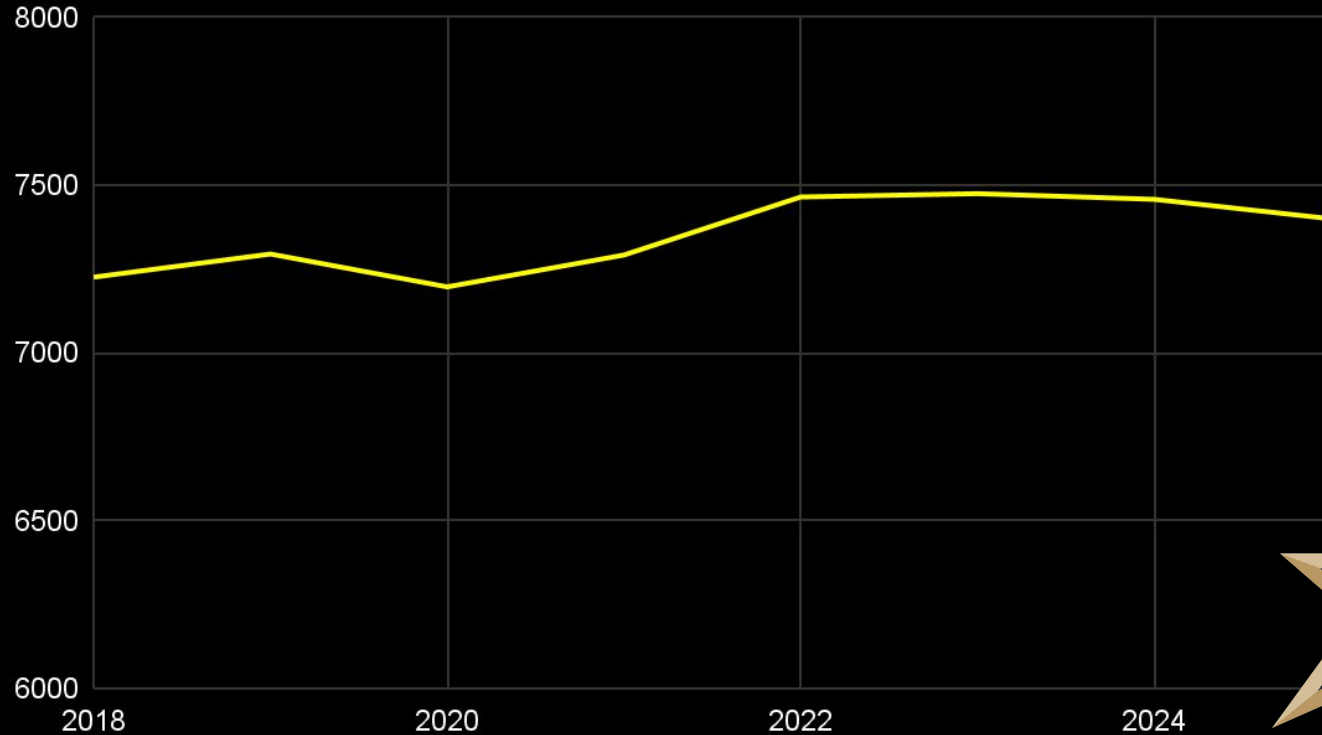
## Facility Steering Committee Process



*Investing*  
IN EXCELLENCE

# Demographic Study

## September 20 Count - Total FTE



# Facility Use Study

We have room to grow in regular-sized classrooms.

- New Intermediate schools freed up classrooms at elementary and middle schools. And, these classrooms are being used to accommodate growing specialized space needs.

We have a need for specialized spaces.

- Increased mental health & student support personnel
- Special education spaces that are designed to support specific needs.
- Increased participation and offerings for activities, CTE, and Early Childhood.



# School Visits



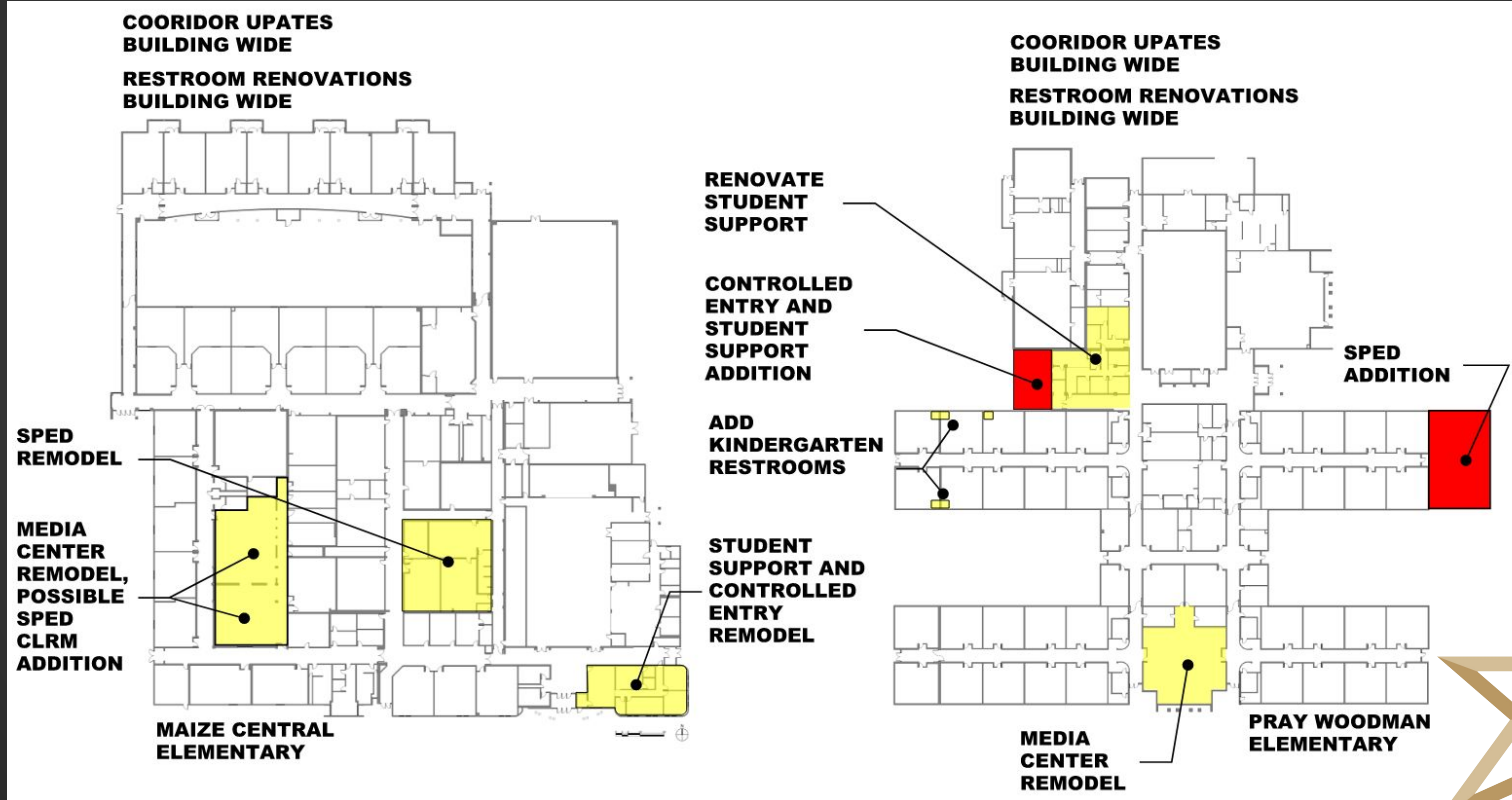
# Discussion & Dot Activity



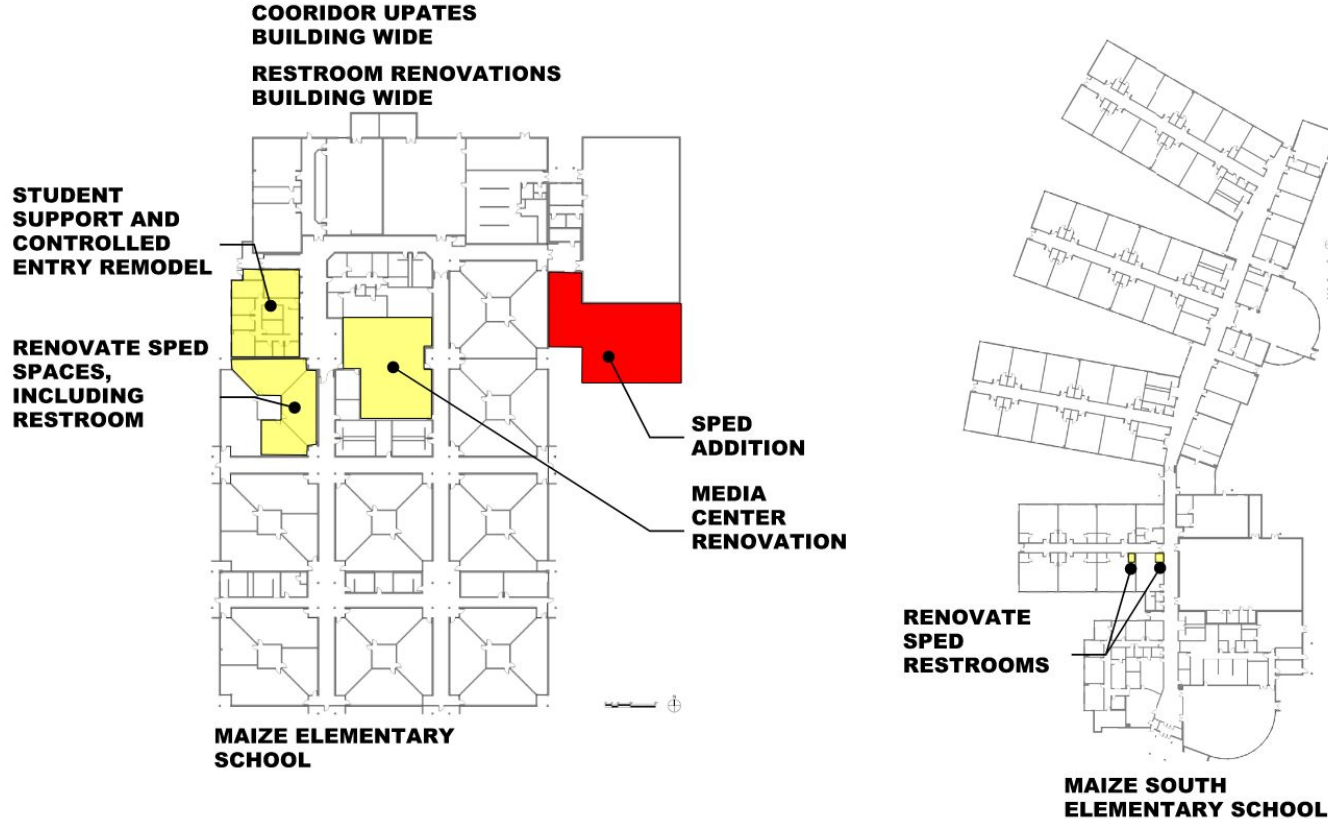
# Elementary Schools



# Draft Schematic Designs



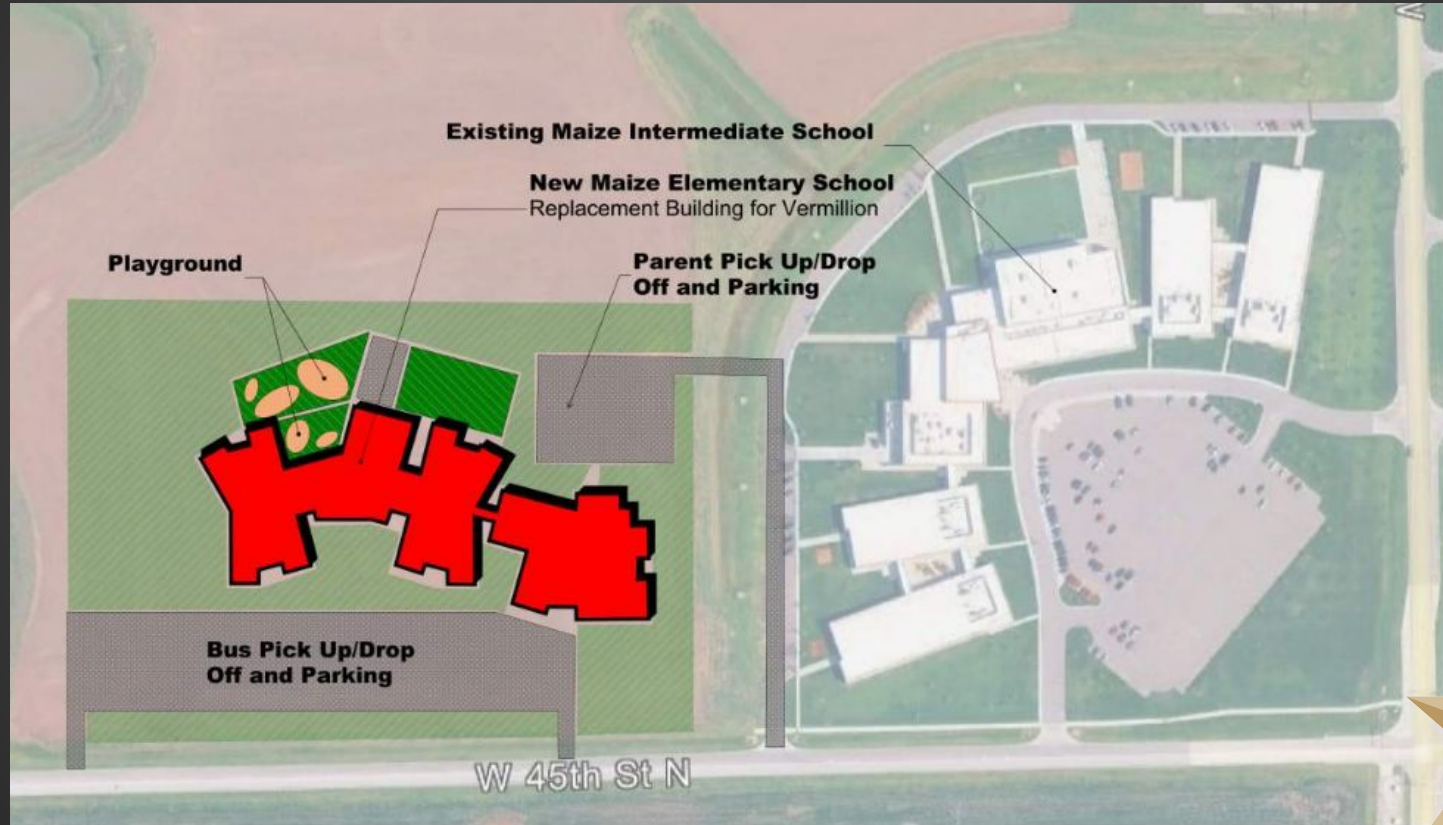
# Draft Schematic Designs



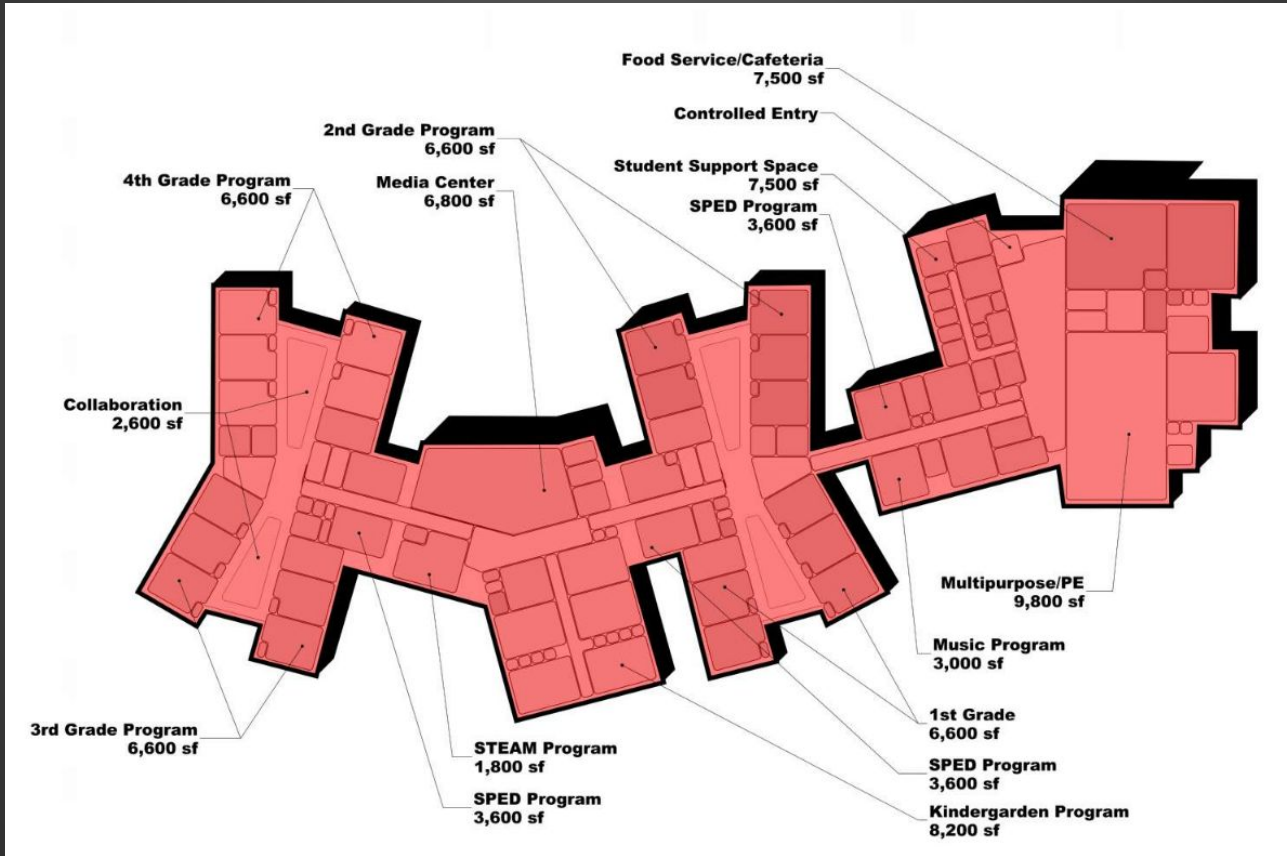
# Vermillion Elementary



# Draft Schematic Designs



# Draft Schematic Designs



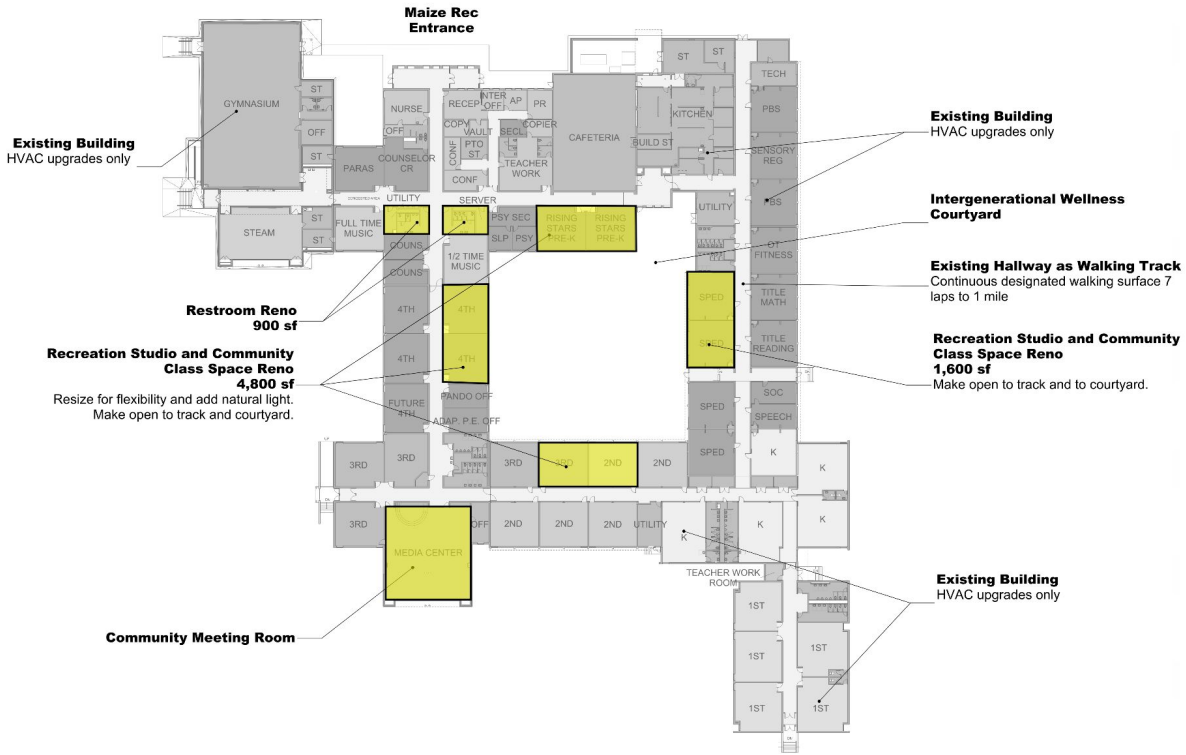
# Existing VES

## Rec Purposes & Future

- Discussions with Maize Rec for potential usage if new VES is constructed
- District retains ownership; REC cannot own property
- Maize Rec developing facility plan to determine needs
- Required improvements for REC usage, leading to a long-term master plan funded by lease savings



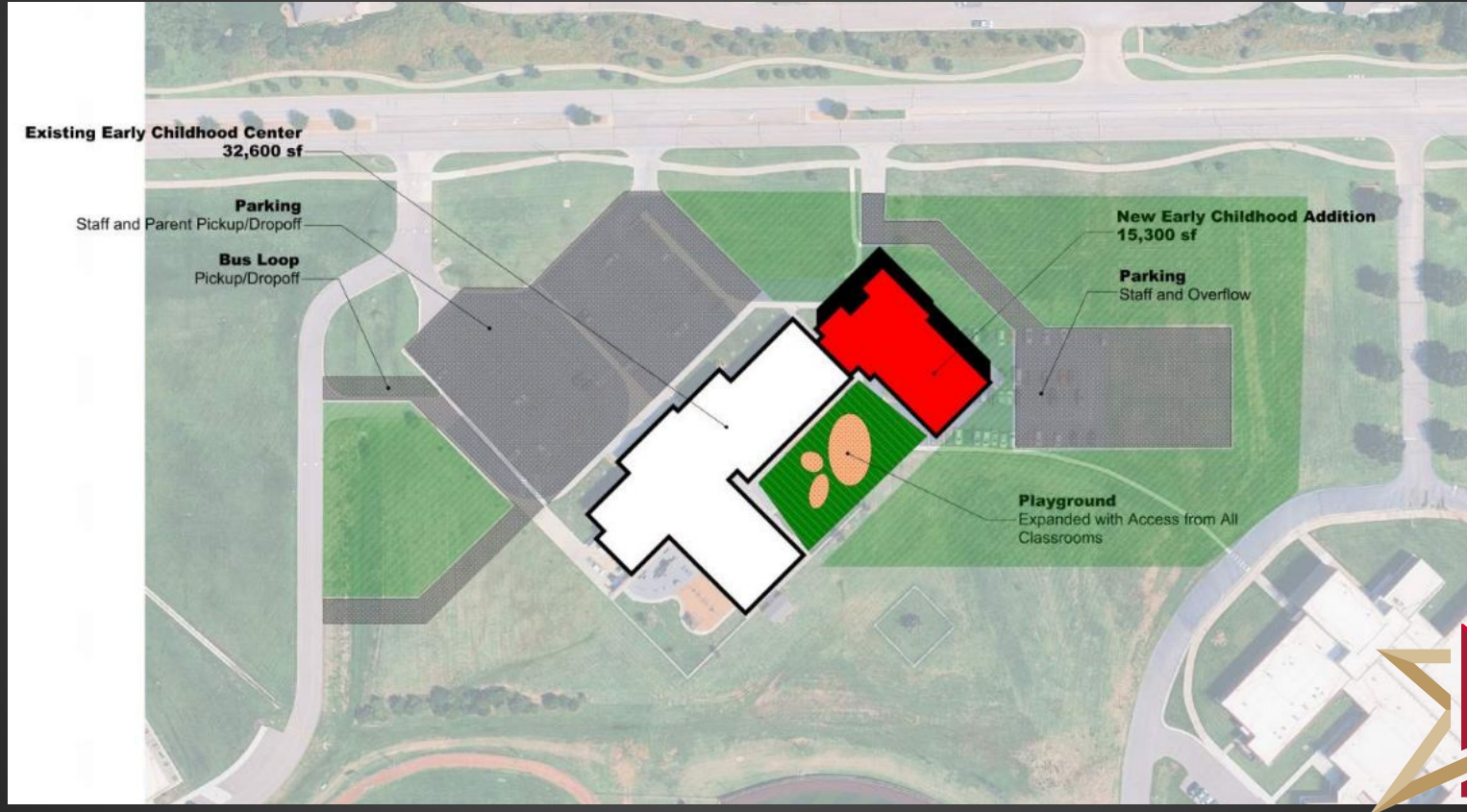
# Draft Schematic Designs



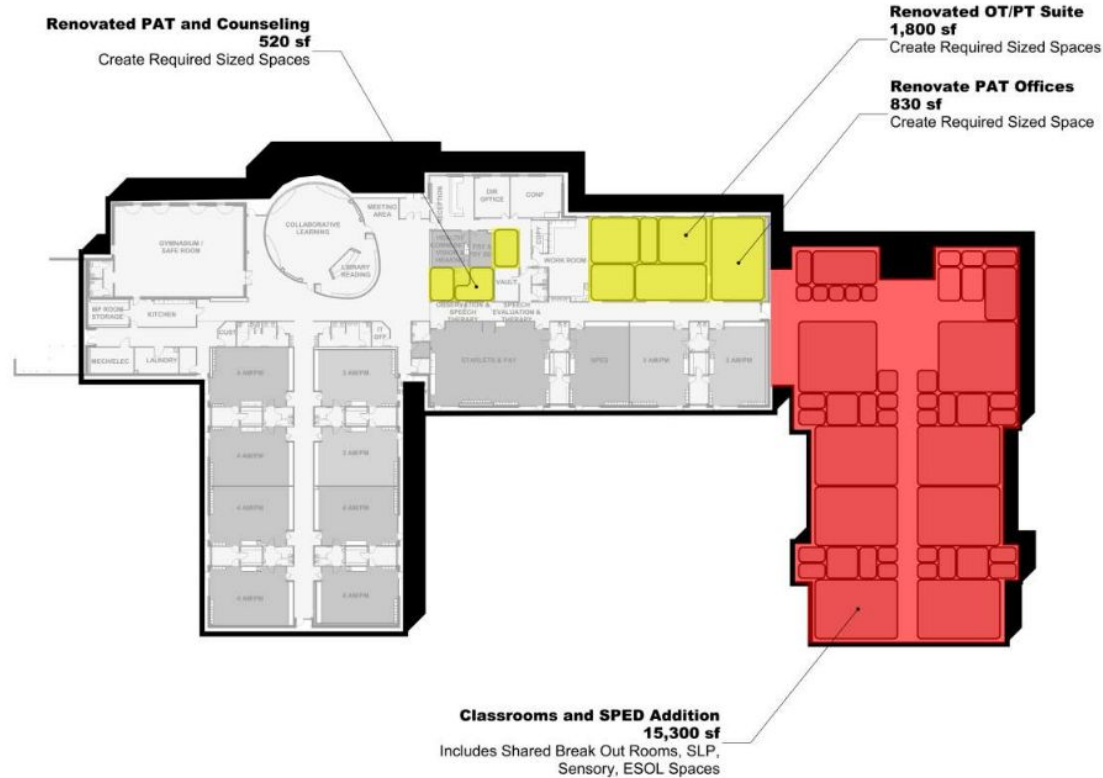
# Early Childhood Center



# Draft Schematic Designs



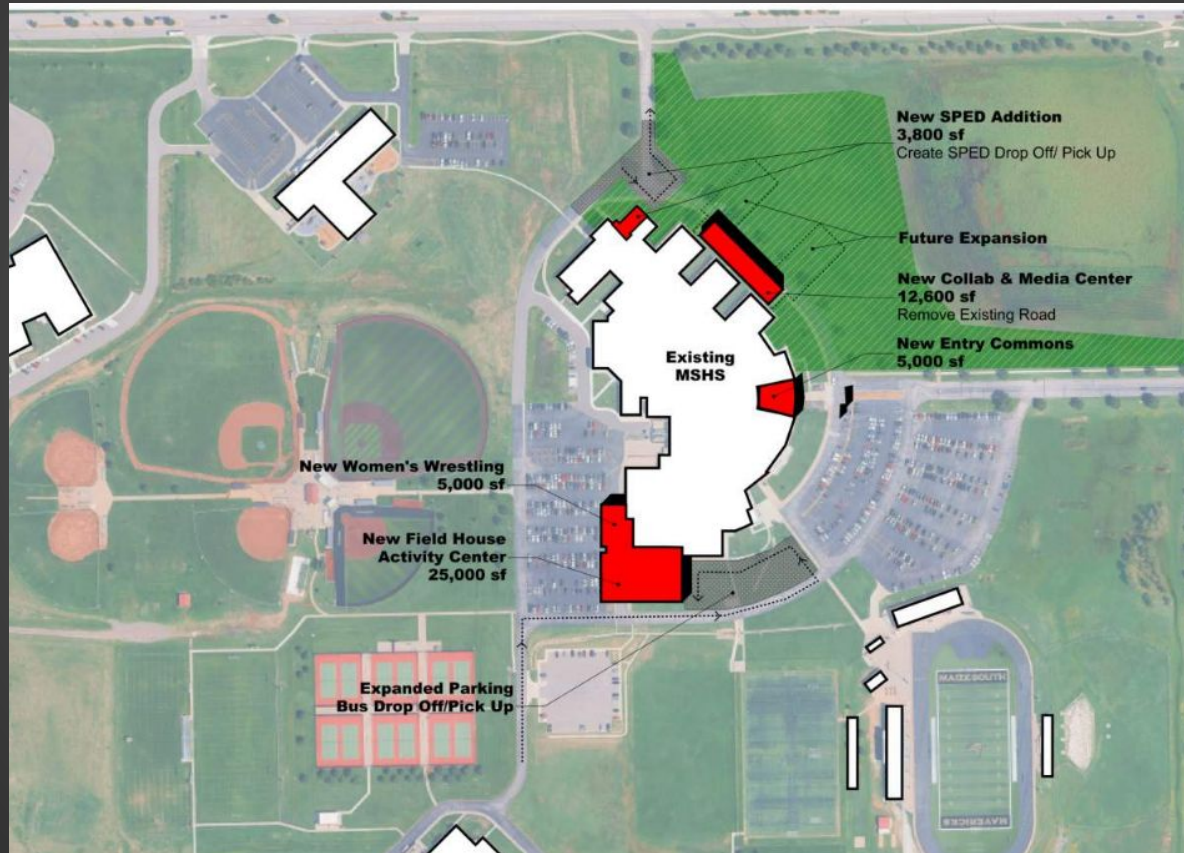
# Draft Schematic Designs



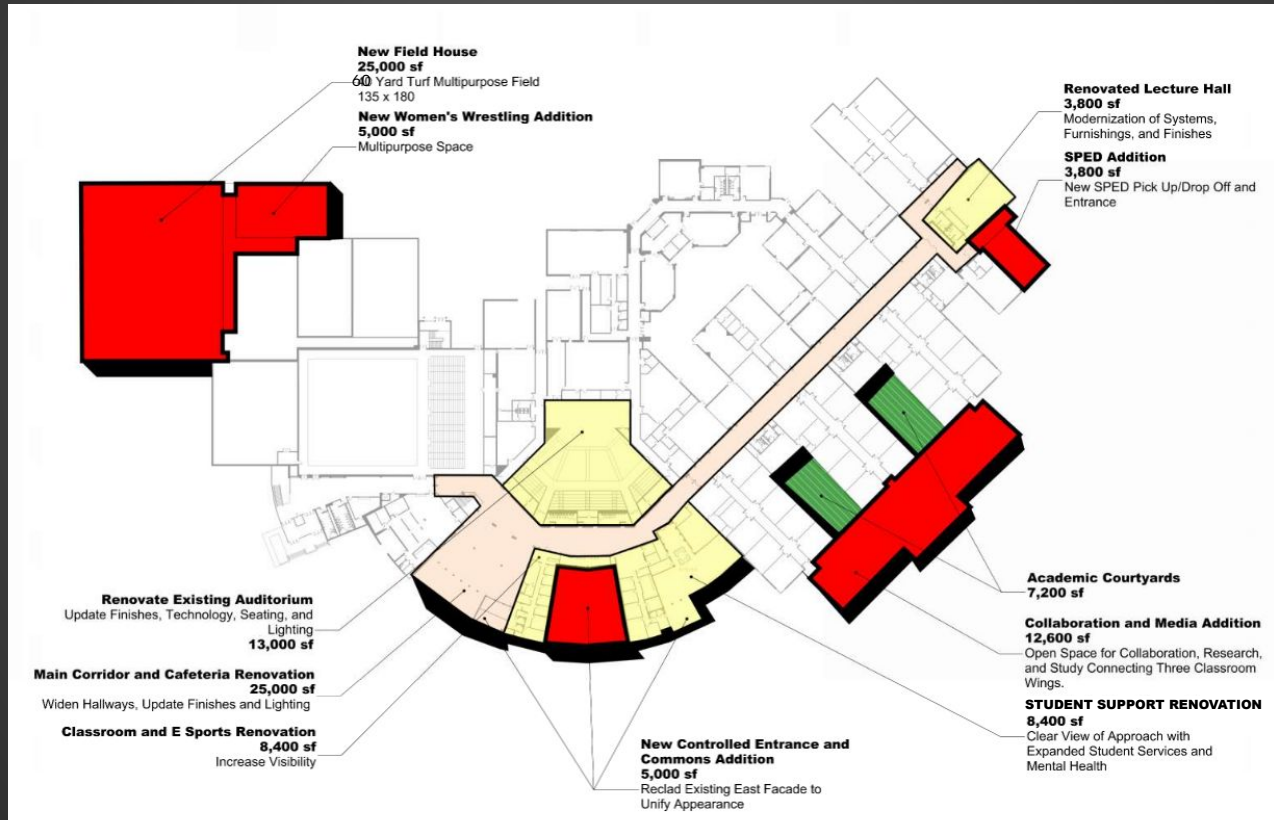
# Maize South High School



# Draft Schematic Designs



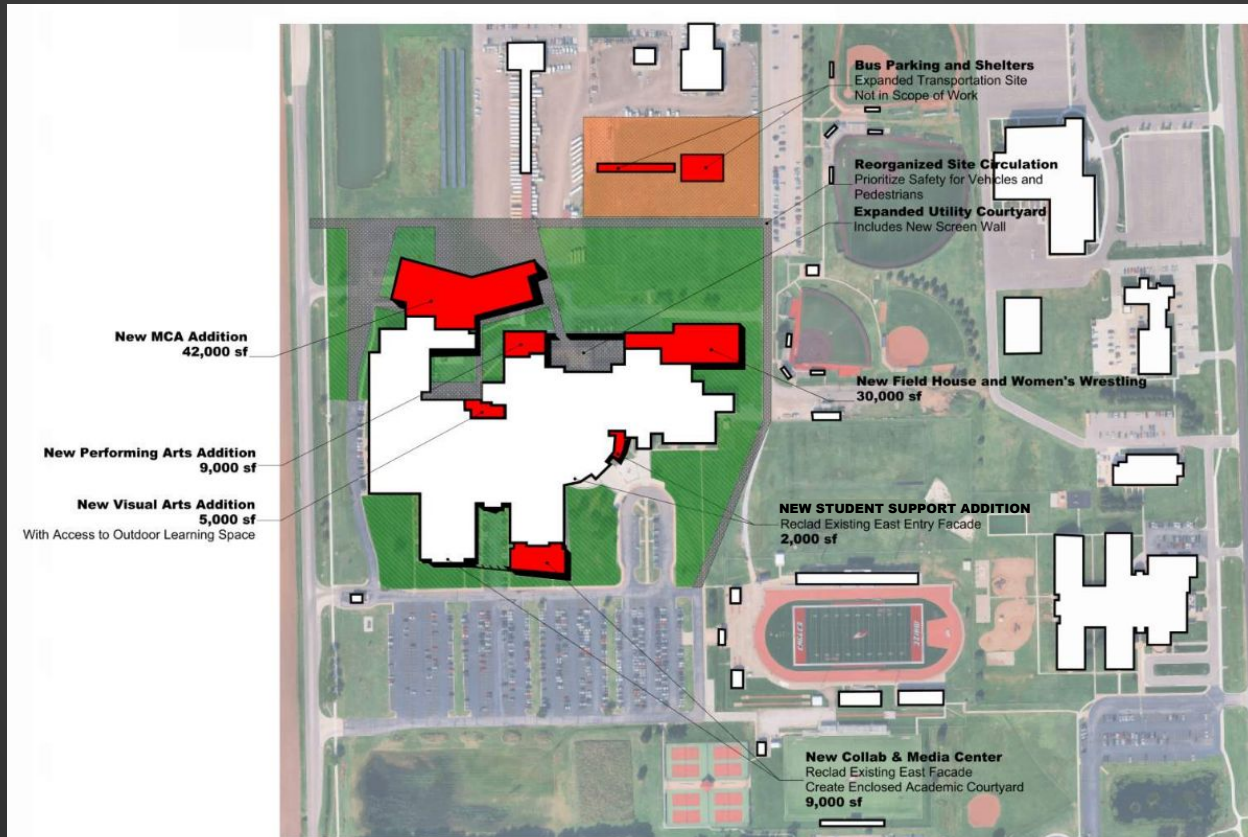
# Draft Schematic Designs



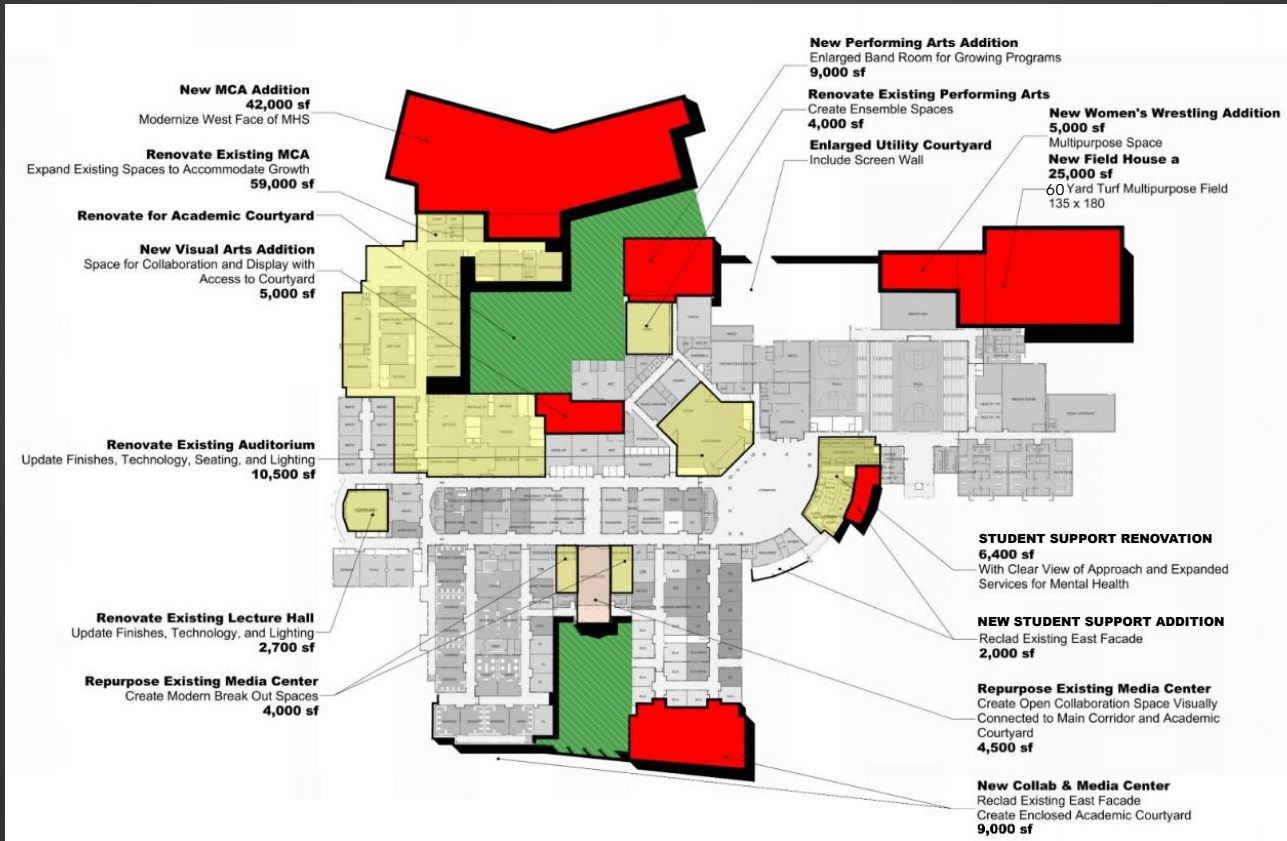
# Maize High School / Maize Career Academy

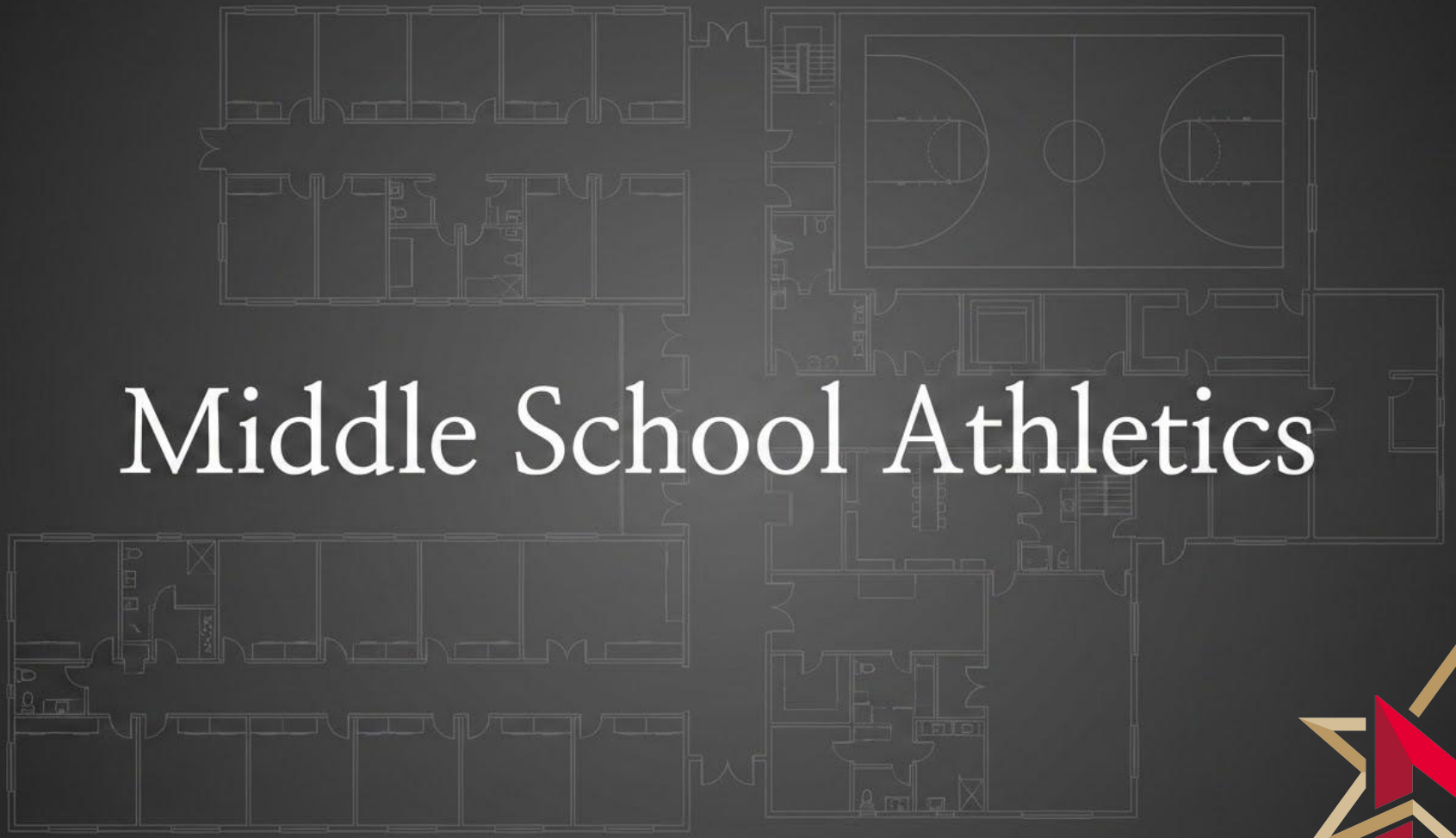


# Draft Schematic Designs



# Draft Schematic Designs

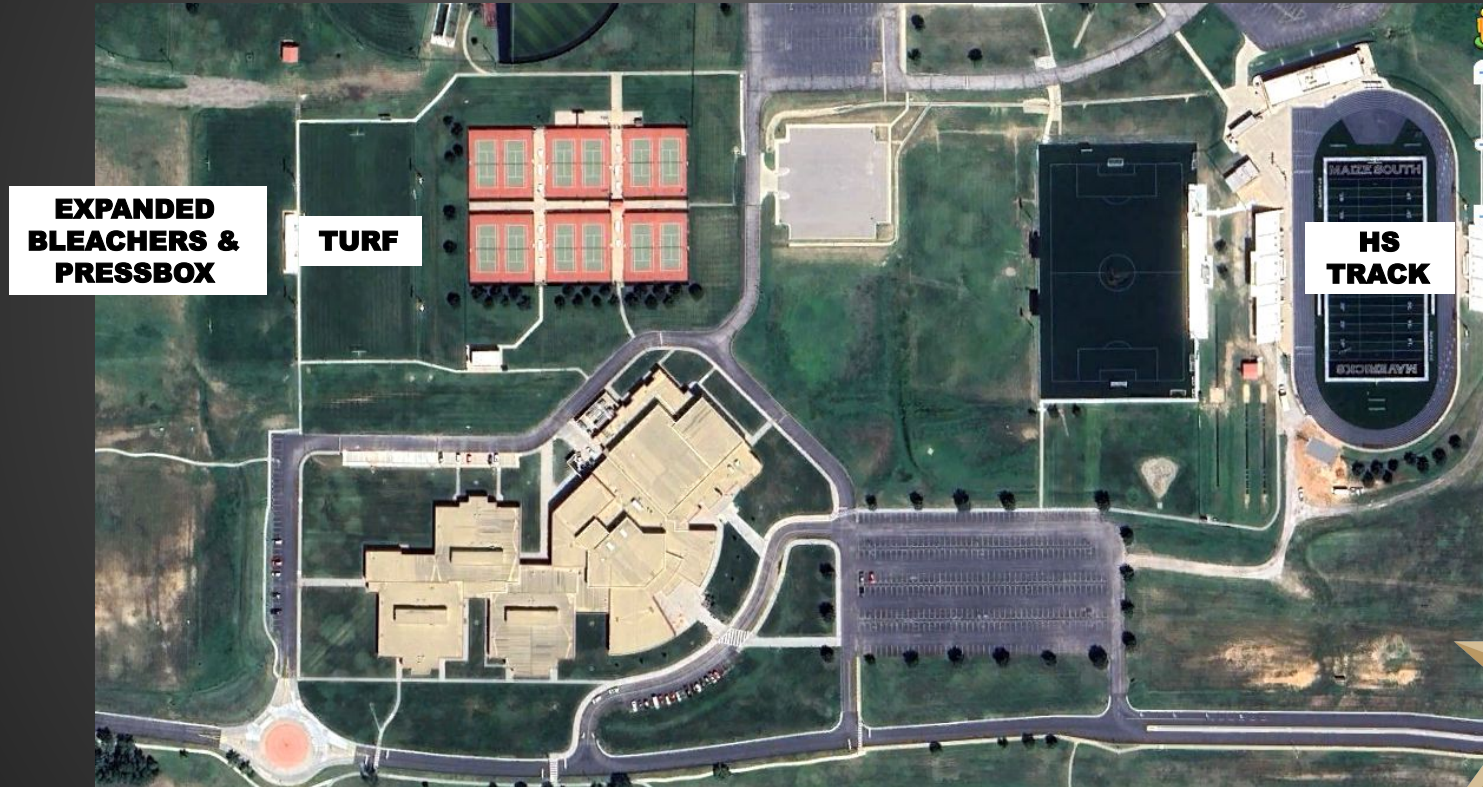


A faint, light gray architectural floor plan of a school building is visible in the background. The plan shows a central corridor connecting various rooms. On the right side, there is a large rectangular area with a basketball court layout, including three-point arcs and a key. The rest of the plan consists of numerous rectangular rooms of varying sizes, some with internal partitions, and several sets of stairs indicated by double arrows.

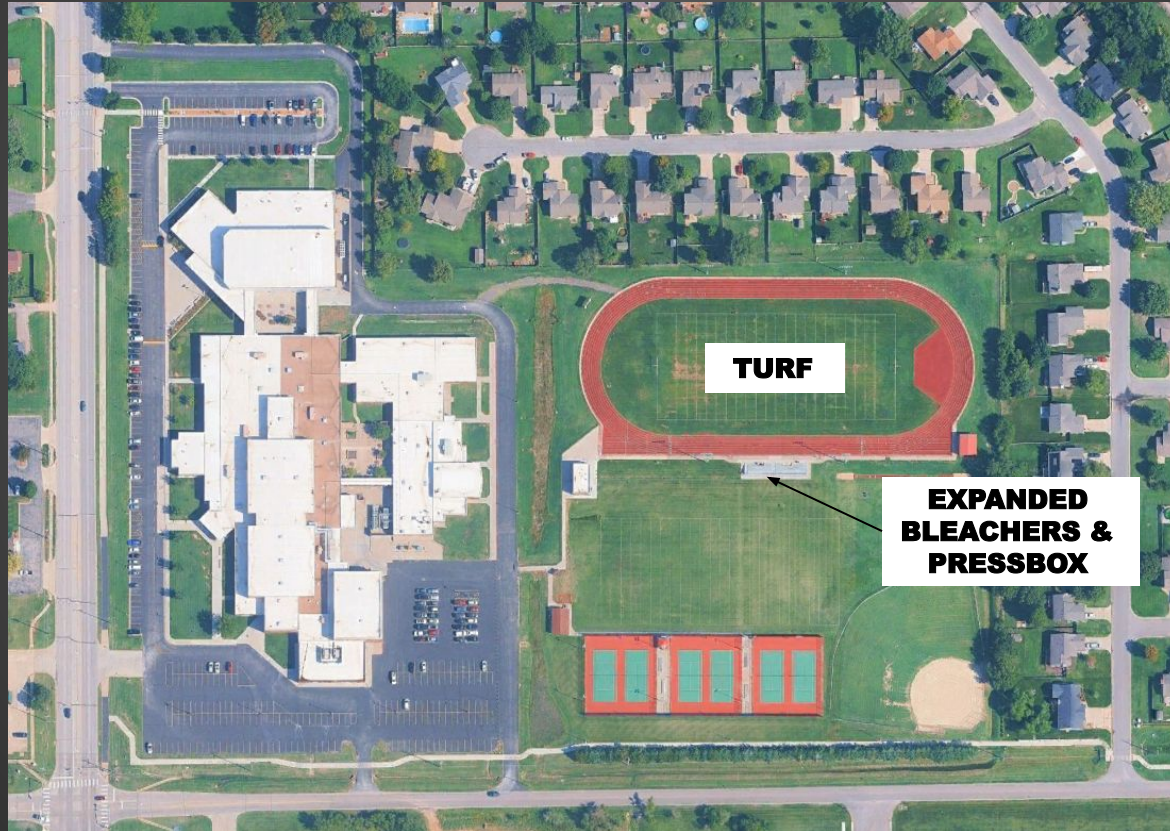
# Middle School Athletics



# Draft Schematic Designs



# Draft Schematic Designs



# Traffic Solutions MHS, MSHS



Engage City of Wichita in talks for improvements on Tyler Road and possibility of school zones.



Engage county on possibility of school zone at MHS



District added crosswalk lights at the entry of MSHS on 37th and Tyler



Once guard shack is removed at MHS, look at how the flow of traffic works at main entry.



Dedicated SPED drop off on north end of MSHS.



Improvement with 'loop' around campus with new plan for MHS



Engage Evergy on possibility of improved lighting at MSHS



# Financials



# Cost Estimates

|                                 |                      |
|---------------------------------|----------------------|
| Security (District Wide)        | \$3,000,000          |
| New Elementary                  | \$45,000,000         |
| MCA Addition and Remodel        | \$36,000,000         |
| Elementary Improvements         | \$22,000,000         |
| Expand Current ECC              | \$9,000,000          |
| Maize South High Renovations    | \$28,500,000         |
| Maize High Renovations          | \$26,000,000         |
| MMS and MSMS Field Improvements | \$4,500,000          |
| VES Renovation for Maize Rec    | \$3,000,000          |
| Roofs                           | \$5,000,000          |
| Mechanical Upgrades             | \$15,000,000         |
|                                 |                      |
| <b>Total</b>                    | <b>\$197,000,000</b> |



# Potential Funding Scenarios = 0 Mill Increase

| Capacity <sup>1</sup> | B&I Fund<br>Mill Levy | AV Growth<br>Assumption <sup>2</sup> | Election<br>Date |
|-----------------------|-----------------------|--------------------------------------|------------------|
| \$125MM               | 17.245                | 7 % & 5 %                            | Fall 2026        |
| \$140MM               | 17.245                | 7 % & 5 %                            | Spring 2027      |
|                       |                       | 9 % & 7 %                            | Fall 2026        |
| \$165MM               | 17.245                | 9 % & 7 %                            | Spring 2027      |
| \$165MM               | 19.245                | 7 % & 5 %                            | Fall 2026        |
| \$185MM               | 19.245                | 7 % & 5 %                            | Spring 2027      |
|                       |                       | 9 % & 7 %                            | Fall 2026        |
| \$215MM               | 19.245                | 9 % & 7 %                            | Spring 2027      |

# What's Next?



- Now to April 2026: Engage employees, students, and community members for feedback (meetings, feedback forms, and survey)
- April 2026: Committee meeting to finalize plan
- May 2026: Maize Board of Education meeting
- July 2026: Potential state consideration
- Spring 2027: Potential bond issue

# Questions?



# We want *your* feedback!

