Request for Qualifications
Construction Management at Risk

1. Project Announcement

2026 New Junior High School 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 Statements of Qualifications from qualified firms to provide Construction Manager as Constructor services for the Project. 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 various construction scopes in Mahomet-Seymour CUSD #3 as preliminarily outlined below (hereinafter, the "Project"). Through the RFQ process, the District intends to determine which firm should be awarded an AIA A133-2019 Edition – Standard Form of Agreement Between Owner and Construction Manager as Constructor with a Guaranteed Maximum Price as modified by Owner.

If, in the District's sole discretion, the selected Construction Manager and the District have not completed and executed the Contract within a reasonable period of time after selection of the Construction Manager, then the District reserves the right to terminate Contract negotiations and select another Construction Manager. If the District terminates contract negotiations, it will compensate the Construction Manager for all pre-construction services provided in accordance with the Construction Manager's proposed fee or hourly rates for said services, whichever is the lesser amount.

2. Statements of Interest and Qualifications Submission

Statements of Interest and Qualifications are due by **12:00 pm 11 December, 2026** local time. The method of transmittal of the proposal is at the respondent's risk of untimely receipt by the School District. The School District will not be responsible for delays in delivery by UPS, FedEx, Airborne or any other carrier the Construction Manager chooses. Faxed or emailed copies are not acceptable. Any submissions received after the deadline will be rejected.

Provide ten (10) printed hard copies of your Statement of Qualifications in a sealed envelope bearing the title "Construction Manager Statement of Qualifications", together with either an email link to an electronic copy or one USB drive containing an electronic copy, to the following address:

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

Sealed submissions should be prepared as standard 8-1/2 X 11 letter size and shall be limited to 75 pages, exclusive of required attachments. Adherence to the maximum page criterion is critical and each page side with criteria information will be counted toward the maximum number of pages. Front and back covers, table of contents pages, and tabbed divider pages will not be counted if they do not contain submission information. Respondents must also carefully complete the certifications included in this package. All forms should be included in your sealed proposal envelope. Failure to

complete all certifications or providing any incomplete, inaccurate or misleading information may result in disqualification of your submission.

Schedule

November 13, 2026 – BOE Issues RFQ
December 3, 2026, 10:00 Non-mandatory meeting Middletown Prairie Elementary (Board room)
December 8, 2026 – Deadline for Questions 10:00 am
December 11, 2026 – RFQ Responses Due by 10:00 am
December 16, 2026 – BOE/Administration to Review and create a short list of firms
December 18, 2026 – Shortlisted Firms notified
Week of January 4, 2027 – BOE interview shortlisted firms
January 19, 2027 – BOE Selection of Construction Manager for 2026 New Junior High School

Respondent's Inquiries and Addenda

All inquiries and questions regarding this project must be made via email to Dr. Kenny Lee (klee@ms.k12.il.us) no later than 10:00 am, December 8, 2026.

Any responses to questions or changes in this RFQ shall be posted on the District's website as an addendum. Respondents must acknowledge addenda received as part of their submissions.

Oral and other interpretations or clarifications will be without legal effect.

All respondents are prohibited from contacting District personnel, members of the Board of Education, or other District representatives regarding this RFQ except through the Superintendent as provided herein. The District reserves the right to disqualify any respondent that violates this requirement.

General Information, Notifications, and Purpose
The District will seek to enter into an agreement with the top-ranked candidate firm. Respondents are advised to review all sections of this RFQ carefully and to follow instructions completely. Failure to make a complete submission as described elsewhere herein may result in rejection of the submission. Qualifications which depart from or materially alter the terms, requirements, or scope of work defined by this RFQ will be rejected as being nonresponsive.

General Terms and Conditions
All costs associated with developing or submitting a Statement of Qualifications in response to this RFQ, or to provide oral or written clarification of its content, shall be borne by the candidate firm. The District assumes no responsibility for these costs. This RFQ does not commit the District to pay any costs incurred in preparation or submission of a response or in anticipation of a contract.

This RFQ does not commit the District to enter into a contract. The District reserves the right to award no contract in response to this RFQ. The District reserves the right to waive informalities and irregularities in the submissions of qualifications received. The District also reserves the right to terminate this RFQ and reissue a subsequent solicitation and/or remedy technical errors in the RFQ process.

The purpose of this RFQ is to identify an experienced Construction Management Services firm with the best combination of qualifications. The contract, if awarded, will be awarded to the candidate firm whose submission is deemed most advantageous to the District, as determined by the interview committee upon the approval of the Board of Education. The District reserves the right to contact any candidate firm for clarification or interviews or to negotiate if such is deemed desirable by the District. Any and all materials submitted regarding this RFQ shall become the property of the District and are subject to the Illinois Freedom of Information Act. The District reserves the right to contact references listed in a candidate firm's submission for information which may be useful to the District in evaluating candidate firms.

The selected Construction Manager will be required to defend, indemnify, and hold harmless the District, its Board of Education, individual Board members, officers, employees, agents, and representatives from claims, damages, losses, liabilities, and expenses, including reasonable attorneys' fees and costs, arising out of or resulting from the Construction Manager's performance of the Services or Work, to the extent caused by the negligent acts or omissions, breach of contract, or violation of law by the Construction Manager or persons or entities for whom the Construction Manager is responsible. The specific indemnification obligations will be set forth in the final Contract Documents.

Construction Manager Self-Performed Work

Selection of a Construction Manager pursuant to this RFQ shall not constitute an award to the Construction Manager of any trade, subcontractor, or other construction work for the Project.

The Construction Manager may submit a bid for one or more portions or packages of the Work that it desires to self-perform, provided such Work is procured through competitive bidding in accordance with applicable law, Board policy, the bidding requirements established for the Project, and the Contract Documents. The Construction Manager shall compete for such Work on the same basis and subject to the same bidding requirements, terms, conditions, bonding, insurance, and other requirements applicable to other bidders for the applicable bid package.

If the Construction Manager intends to submit a bid for a particular bid package(s), it shall disclose its intent to the District and Architect before bids for that package are solicited. The Construction Manager shall not participate in the receipt, opening, evaluation, comparison, or recommendation for award of bids for any bid package on which the Construction Manager or any affiliated entity submits a bid. The District and/or its Architect shall perform or oversee those functions with respect to that bid package.

Any award of self-performed work to the Construction Manager shall be made separately from the award of construction management services and shall be subject to all applicable competitive bidding requirements. The District reserves the right to reject the Construction Manager's bid for any such Work and to award the Work to another responsible bidder as permitted by applicable law.

No preference shall be afforded to the Construction Manager by reason of its selection as Construction Manager, and no construction or trade work is guaranteed to the Construction Manager under this RFQ or the resulting Construction Management Agreement.

Selection Criteria and Process

The primary factor in determining the successful firm will be the firm's ability to provide the services described in the Scope of Services with an emphasis on adding value to the design and construction process. The District will base its evaluation on responses to this Request for Qualifications, oral interviews, and references. In addition, the District will consider costs in the event of significant cost differences between candidate firms with similar qualifications. The District anticipates inviting selected firms to oral interviews following an initial evaluation of statements of qualifications submitted. The Superintendent of Schools shall determine the selection of respondents for the interview process by reviewing the written qualifications of the candidate firms based on the responses to the RFQ. A short list of three (3) to five (5) firms will be developed. These firms will be invited to present before the Board of Education. The Board of Education may force rank the firms making the presentations to determine a selection or immediately reach a selection. Each of the interviewed candidate firms shall be evaluated on their qualifications. Selection by the Board of Education is based on the combination of the candidate firm's response to this RFQ, the composition and qualifications of the candidate firm's staff for this project, and the interview process.

The District, following Board approval, may then enter negotiations with the selected firm and ultimately execute a contract upon completion of negotiated contract terms and fees. The District reserves the right to reject any and all statements of qualifications received as a result of the Request for Qualifications or to negotiate in any manner necessary to serve the best interests of the District.

3. Project Description

This project consists of a new Junior High School on the south side of South Mahomet Road within the Mahomet-Seymour CUSD #3 District. This scope of work is under study with the District's Architect (BLDD Architects), with a projected TOTAL PROJECT COST of roughly $84.0M. This value shall be utilized when responding to budget/fee/scope related items here-in. The selected Construction Management Firm will be tasked with supporting the district and the District Architect in further exploration and finalization of project scopes.

The selected CM for this project will work with BLDD on estimates and bid specifications. Upon bid opening the CM will review and evaluate all bids, check references for sub contractors, and make recommendations for a guaranteed maximum price (GMP) to the administration and the Board of Education.

4. Requirements for Submittal of Qualifications:

a. General Company Information
    i. Legal entity proposed to provide Construction Management as Constructor Services
        1. "Teaming" or Joint Venture arrangements are not allowed and the contents of this RFQ response should rely upon the performance, experience and expertise of the Legal entity identified herein.
        2. Teamed Construction Management and General Contractor arrangements are not allowed and the contents of this RFQ response should not reflect a General Contractor arrangement.

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 structures 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
    ii. Estimating Process
        1. Value prioritization: Considering the current bidding climate, local work force impacts, 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
    iii. Construction
        1. Phasing
        2. Bidding Sequence
        3. Early Packages
        4. Staffing of Subcontractors
        5. Management of allowances and contingencies

c. Personnel: Identify *all* team members your team would recommend/require to deliver the project as outlined, and changes will only be allowed if signed off of by the Superintendent. It is expected if a firm is selected for an interview their actual construction and bidding team as well as site superintendent will be present for the interview. For each member list *only* experience for K12 and other educational projects over $30 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 4.b)
iii. Project Executive (owner, principal, or corporate level manager)

5. 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 4.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 (scope and budget) and other educational construction project.

Scope

i. Total Project Budget / Construction Budget
ii. Owner Reference
iii. Schedule
    1. Bid Date
    2. Owner Occupancy Date
    3. Closeout Date
iv. 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.
v. 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								