

Platte County R-3 Schools REQUEST FOR PROPOSALS



**Platte County**  
TRADITION. PRIDE. VISION.

Request for Proposals (RFP)

For

**Construction Management at Risk Services**

**2025 “No Tax Levy Increase” Bond Issue**

Platte County R-3 School District  
Facilities & Operations Department  
998 Platte Falls Rd.  
Platte City, Missouri 64079

Ph: (816) 858-5420 ext. 2119

Dr. Devin Doll, Executive Director of Operations and Facilities

**April 19, 2024**

**Platte County R-3 School District**  
**Platte City, Missouri**  
**2025 “No Tax Levy Increase” Bond Issue**

**PURPOSE**

This RFP is for Construction Manager at Risk (CMAR) Services for the construction of projects associated with the potential “No Tax Levy Increase” Bond Issue that would include the following:

- Phase II Improvements to Platte County High School (approx. 130,000 sf of new construction, including demolition of existing north end of Platte County High School after Phase II is constructed estimated construction costs of \$55 million, anticipated completion August 2027)
- Platte Purchase Middle School: Complete site amenities (activities complex including restrooms, concessions, press box) (estimated construction costs \$2 million, anticipated completion May 2026)
- Pathfinder Elementary: Playground site improvements (estimated construction costs \$1 million, anticipated completion May 2026)
- Compass Elementary: Expand parking lot and improve traffic flow (estimated construction costs \$1 million, anticipated completion May 2026)

Total “all-in” budget for design, soft costs and construction is estimated to be \$65,000,000.

Congratulations for being chosen as a finalist for an interview. Interviews should last a total of **60 minutes**. The interviews will utilize the following routine: (You may bring a maximum of 8 people from your team)

\*Introduce your team and what role each will play in our projects. **(5 min)**

\*Describe your approach to performing pre-construction services including cost estimating capabilities and scheduling techniques. List all preconstruction services your firm provides and the value this will bring to the project(s). **(10 min)**

\*Demonstrate your ability to ensure high quality trade contractors and competitive pricing so that the Platte County School District will receive great value from each construction trade. **(10 min)**

\*Describe your approach to performing construction administration and management that will provide great value and ensure a level of quality better than your firm has ever performed. **(10 min)**

\*Describe your approach to controlling the project construction budget and schedule, and your approach to performing quality assurance/quality control during construction, and your approach to achieving project close-out (commissioning, punch-list completion, and warranty work). **(10 min)**

You may use the time provided above to demonstrate a plan of how you will successfully meet the budget and schedule for the potential 2025 Bond projects. You may also choose to rearrange the order of the topics above and adjust the time allotted for each category as long as you cover the all topics listed and stay within the total time constraints.

**\*Q&A (15 min)**

In accordance with RSMo. Chapter 8.675-8.687, 67.5050, the Platte County R-3 School District intends to hire a construction firm to provide full range Construction Management at Risk (CMAR) services during the planning, design, and construction phases associated with an anticipated construction of the potential 2025 Bond projects.

You are requested to submit cost proposals as indicated in this RFP prior to your interview time.

**POTENTIAL PROJECT SCOPE**

The proposed project is listed below. Estimated construction only costs are listed below and can be used for fee purposes. Actual project budgets could vary and will be determined through working with our assigned design and construction firm. Provide fee for overhead & profit, preconstruction services, reimbursables and general conditions based on the attached cost allocation matrix, Attachment “B”.

- Phase II Improvements to Platte County High School (approx. 130,000 sf of new construction, including demolition of existing north end of Platte County High School once Phase II is constructed.estimated construction costs of \$55 million, anticipated completion August 2027)
- Platte Purchase Middle School: Complete site amenities (activities complex including restrooms, concessions, press box) (estimated construction costs \$2 million, anticipated completion May 2026)
- Pathfinder Elementary: Playground improvements (estimated construction costs \$1 million, anticipated completion May 2026)
- Compass Elementary: Expand parking lot and improve traffic flow (estimated construction costs \$1 million, anticipated completion May 2026)

Total “all-in” budget for design, soft costs and construction is estimated to be \$65,000,000.

**PROPOSED TIMELINE**

The timeline listed below is the District's estimation of time required to complete the selection process. All efforts shall be made to abide by this schedule; however, it is subject to change if necessary:

RFP sent to selected finalists	April 18, 2024
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RFP fee responses due	April 26 at 1:00 PM
Interviews conducted	April 30, 2024
Universal Construction	April 30, 2024 4:00-5:00
JE Dunn	April 30, 2024 5:15-6:15
Newkirk Novak	April 30, 2024 6:30-7:30
Successful Proposer Notified and Contract Negotiation	After May 1, 2024
Board of Education recommendation for approval	May 16,2024
Board approves final contract with CMAR	June 20, 2024
Bond Campaign assistance and preconstruction services	July 1, 2024 through April 1
Construction	Anticipated April 2, 2025 through August 31, 2027

\*Preconstruction and construction schedule may be adjusted based on design and Bond campaign.

**PROPOSAL REQUIREMENTS**

The formal proposal response shall contain the following information, in the following sequence and format. **All responses shall be made digitally in Adobe Acrobat pdf format. No hard copies are required.**

- 1. Title Page**
- 2. Fee Proposal:** Provide fee percentages for overhead & profit based upon estimates of construction costs and timeline provided.
- 3. General Conditions Proposal:** Provide general conditions fee based on the attached cost allocation matrix, Attachment “B”. This fee should be a lump sum cost based on the estimated construction costs and timeline provided and broken down into a monthly fee. (Attach a project schedule and completed breakdown of cost components that make up the Construction Manager’s General Conditions fee)
- 4. Provide lump sum cost for pre-construction services** (Attach a pre-construction schedule of values along with the lump sum fee for these services)
- 5. Cost of performance and payment bond 100% of the estimated contract** (Documentation from the surety or broker evidencing rate upon which the cost is based)
- 6. Cost of insurance required by article 11 of the General Conditions of the contract for construction (AIA A201), or as modified by the Special Conditions** (Documentation from

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the insurance companies or brokers evidencing the rates upon which the cost is based and attach documentation concerning how any insurance costs were allocated to this project)

**COMMERCIAL GENERAL LIABILITY**

Limits:

Each Occurrence:	\$1,000,000
Personal & Advertising Injury:	\$2,000,000
Products/Completed Operations Aggregate:	\$2,000,000

General Aggregate: \$2,000,000

Policy must include the following conditions:

Contractual Liability

Independent Contractors

Additional Insured: Platte County R-3 School District

**AUTOMOBILE LIABILITY**

Policy shall protect the Contractor from claims for bodily injury and/or property damage arising out of the ownership or use of any owned, hired and/or non-owned vehicles. The limits of auto liability shall be the same as required in the Commercial General Liability section. The District shall also be named as an additional insured under the policy.

**WORKERS COMPENSATION**

This insurance shall protect the Contractor against all claims under applicable State Workers' Compensation Laws. The Contractor shall also be protected against claims for injury, disease or death of employees which, for any reason, may not fall within the provisions of a Workers' Compensation Law. The policy limits shall not be less than the following:

Workers' Compensation	Statutory
Employer's Liability:	
Bodily Injury by Accident	\$500,000 Each Accident
Bodily Injury by Disease	\$500,000 Policy Limit
Bodily Injury by Disease	\$500,000 Each Employee

In addition, refer to requirements in Article II of AIA Document A201-2007

**7. Provide an hourly rate schedule**

**8. Provide estimated costs of any reimbursables based on the anticipated scope and timeline**

Please make sure you include any potential costs for the anticipated project. If there are any other potential costs not listed above, please make a note indicating such and list them out individually. All potential costs associated with the CMAR must be identified and listed to be considered for selection.

**SUBMITTING YOUR RESPONSE**

Your response should follow the sections outlined above and be concise. **Failure to follow any of the RFP's instructions could nullify your response from consideration.** Parties are

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requested to sign the proposal, and, when in the name of a company, by an officer whose title is shown.

Ownership of all data, materials, and documentation originated and prepared for the District pursuant to the RFP shall belong exclusively to the District and be subject to public inspection in accordance with the Missouri Sunshine Law.

The deadline for submitting your response will be no later than **1:00 PM on April 26, 2024**. Proposals will be read publicly at the same time and firms can attend the public opening if they choose. Proposals received after this date and time will not be considered.

**Submissions shall be emailed to [dolld@platteco.k12.mo.us](mailto:dolld@platteco.k12.mo.us).**

Proposal questions or clarification prior to submission may be directed to Dr. Devin Doll, Executive Director of Operations and Facilities at [dolld@platteco.k12.mo.us](mailto:dolld@platteco.k12.mo.us) or (816) 858-5420.

### **RESERVATIONS**

The Selection Team and the Platte County R-3 Board of Education reserve the right to reject any and all proposals, waive informality and any technicalities or clerical error in any proposal as the interest of these entities may require, and they will select the proposal which, in their judgment, provides the best value in meeting the requirements of the project.

All costs incurred in the preparation of the response to this Request for Proposals will be the sole responsibility of and borne entirely by the submitter. All responses to this Request for Proposals become the property of Platte County R-3 School District and will be part of public record.

### **CONTRACT NEGOTIATIONS**

Platte County R-3 School District will attempt to negotiate and contract for services described in this RFP solicitation with the most qualified firm providing the overall best value. If an agreement cannot be reached, there will be an attempt to negotiate a contract with the next most qualified firm. This process will continue until an agreement is reached.

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Attachment "A"

The undersigned certifies that he/she has the authority to bind this company in an agreement to supply the services in accordance with all terms and conditions, specified herein. Please type or print the information below. **The Respondent is REQUIRED to complete, sign and return this form with your submitted response for this RFP.**

<b>Company Name</b>		<b>Authorized Person (Print)</b>
<b>Address</b>		<b>Signature</b>
<b>City/State/Zip</b>		<b>Title</b>
<b>Telephone #</b>	<b>Fax #</b>	<b>Date</b>
<b>E-mail</b>		<b>Entity Type (Corporation, LLC, Sole Proprietor, Partnership)</b>

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**Attachment “B”**

	<b>DESCRIPTION</b>	<b>INCLUDE IN CMAR FEE</b>	<b>INCLUDE IN GENERAL CONDITIONS</b>	<b>A/E</b>	<b>OWNER</b>	<b>DIRECT COST OF WORK (BID PKGS)</b>
<b>PRECONSTRUCTION/CONSTRUCTION MANAGEMENT SERVICES</b>						
1	CD Document Review/MEP Peer Review/Structural Peer Review		X			
2	Constructability Analysis Through Completion		X			
3	Cost Analysis/Control Through Completion		X			
4	Design Coordination Meetings Attendance	X				
5	Initial Cost Opinion/Control Estimate	X				
6	Scheduling/Phasing		X			
7	Subcontract Bidding/Buyout Process		X			
8	Substance Abuse Policy Management		X			
9	Value Engineering		X			
<b>Office Personnel</b>						
1	Administrative Assistant(s)/Secretarial/Clerk		X			
2	Architectural / Design & Civil Services			X		
3	Car, Travel & Phone Expenses		X			
4	Corporate Executives/Legal Services	X				
5	Estimating/Cost Engineers		X			
6	Principal in Charge	X				
7	Project Coordinator(s) such as Mechanical and Electrical/Project Expeditor(s)		X			
8	Project Engineer(s)/Scheduling Engineer(s)	X				
9	Project Executive(s)		X			
10	Project Manager(s)/Field Engineer(s)		X			
11	Purchasing		X			
<b>Field Personnel</b>						
1	All project staff moving expenses and subsistence costs		X			
2	All project staff onsite and offsite travel costs and transportation expenses including vehicles		X			
3	Foreman – Labor		X			
4	Foreman – Trade Contractors					X
5	Project Superintendents		X			
6	Timekeeper/Checker	X				



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<b>Project Safety &amp; Security</b>						
1	General First Aid Expense		X			
2	Safety Officer and/or Safety Engineer		X			
3	Watchman/Security Service					X
<b>(NOTE: PERSONNEL COSTS INCLUDE SALARIES &amp; FRINGE BENEFITS)</b>						
<b>SAFETY, SECURITY, AND SERVICES</b>						
1	2-Way Radio Equipment					X
2	Ambulance Costs					X
3	Barricades					X
4	Covered Walkways					X
5	Debris Hauling/Removal					X
6	Dust Controls					X
7	Final Cleanup					X
8	Fire Extinguishers/Fire Watch					X
9	First Aid Supplies					X
10	Handrails and Toe Boards					X
11	Interior Closures					X
12	Opening Protection					X
13	Roadway Maintenance					X
14	Routine Cleanup					X
15	Safety Equipment					X
16	Safety Rails and Nets					X
17	Scaffolding and/or Stairs					X
18	Snow and Ice Removal					X
19	Temporary Fencing					X
20	Traffic Control					X
21	Trash Chute and Hoppers					X
22	Weather Protection					X
<b>FACILITIES, EQUIPMENT, AND UTILITIES</b>						
1	Air Compressors					X
2	Change/Shower Rooms		X			
3	Concrete Blankets					X
4	Construction Layout (Site, Building, Int.)					X
5	Cooling Expenses		X			
6	Delivery and Postage Service		X			
7	Dewatering Equipment					X
8	Drayage/Hauling					X
9	Dumpsters		X			
10	Fuel, Repairs, Maintenance					X

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11	General clean-up, daily clean-up, final clean-up					X
12	Generators					X
13	Heating Expenses (Temporary gas for construction heating)					X
14	Licensed Professional Survey(s)					X
15	Lunch Rooms		X			
16	Miscellaneous Equipment					X
17	Power Expenses (Temporary Electric usage)				X	
18	Project Signs/Bulletin Boards		X			
19	Pump Water					X
20	Site Office Trailer Rental and Expenses (including FF&E)		X			
21	Storage Trailers					X
22	Street Sweeper					X
23	Telephone Expenses (Local and long distance costs)		X			
24	Telephone Hook-up					X
25	Temporary Enclosures/Partitions		X			
26	Temporary Roads, Parking and Laydown					X
27	Temporary Stairs		X			
28	Temporary Toilets/Sewer Services		X			
29	Temporary Water Services				X	
30	Temporary Wiring/Lighting					X
31	Tools and Equipment for CM		X			
32	Tools and Equipment for Trade Contractors					X
33	Trucks and Vehicles					X
34	Water - Ice - Cups		X			
35	Water/Sanitary Tap Connection Fees				X	
<b>VERTICAL HOISTING</b>						
1	Cage Rider at Elevator					X
2	Crane Operators					X
3	Crane Raising/Jumping Cost					X
4	Crane Rental					X
5	Elevator Operation Cost					X
6	Elevator Repairs and Maintenance					X
7	Elevator Service Costs					X
8	Erect and Dismantle Crane					X
9	Erect and Dismantle Hoists					X
10	Forklift Operators					X
11	Forklift Rental					X

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12	Fuel, Repairs, Maintenance For Crane					X
13	Fuel, Repairs, Maintenance For Hoists					X
14	Hoist Communication					X
15	Hoist Landings and Fronts					X
16	Hoist Material Hoppers					X
17	Hoist Material Skips					X
18	Hoist Operators					X
19	Hoist/Crane					X
20	Safety Inspections For Hoisting Equipment					X
21	Small Material Hoist Rental					X
22	Temporary Elevator Rental					X
<b>PRODUCTION AND PRINTING</b>						
1	Accounting Forms	X				
2	As-Built Documentation		X			
3	As-Built Documents (Printing/Drafting)		X			
4	Bid Package Documents		X			
5	Bidding Instructions, Documents and Addenda		X			
6	Construction Documents Printing		X			
7	Contract Agreement Forms	X				
8	Cost Reporting Forms	X				
9	Cost Study Documents		X			
10	Data Processing (In-House)	X				
11	Duplication Expense (Miscellaneous)	X				
12	Estimating Forms	X				
13	Field Reporting Forms	X				
14	Job Signs					X
15	Maintenance Manuals		X			
16	Operation Manuals		X			
17	Postage and Express Costs		X			
18	Photographs of progress		X			
19	Presentation Charts and Graphics	X				
20	Reference Materials	X				
21	Schedule Report Forms	X				
22	Shop Drawing Printing		X			
23	Special Forms and Updates	X				
24	Systems Study Documents		X			
25	Value Analysis Studies		X			
<b>QUALITY CONTROLS</b>						
1	Air and Water Balancing					X
2	Chief Inspector				X	

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3	Compaction Testing				X	
4	Concrete Testing				X	
5	Field Inspector				X	
6	Inspector's Equipment				X	
7	Inspector's Office				X	
8	Inspector's Transportation				X	
9	Masonry Testing				X	
10	Operator On-Site Training					X
11	Prepare Maintenance Manuals		X			
12	Prepare Operation Manuals		X			
13	Project Photographs		X			
14	Soils Investigations				X	
15	Special Inspection Consultants				X	
16	Special Testing Consultants				X	
17	Special Testing Services				X	
18	Supplies and Materials (Field Office)				X	
19	Warranty Inspections Coordination		X			
20	Welding Testing				X	
<b>PERMITS AND SPECIAL INSPECTIONS</b>						
1	A.G.C. Fees	X				
2	Building Permits				X	
3	Construction Equipment Licenses					X
4	Construction Equipment Permits					X
5	Contractor's Licenses					X
6	Curb and Gutter Permits					X
7	Gas Service Charge				X	
8	Landscape Permits				X	
9	Parking Fees					X
10	Parking Lot Rentals					X
11	Plan Check Fees				X	
12	Power Service Charge				X	
13	Sanitary Connection Fee				X	
14	Sidewalk Permits				X	
15	Sign Permits				X	
16	Special Tap Fees				X	
17	Staking & Layout Fees and Costs					X
18	Storage Yard Rental					X
19	Storm Connection Fee				X	
20	Street/Curb Design Charge					X
21	Use Fees				X	
22	Water Connection Fee				X	
23	Zoning Fees/Consultants				X	
<b>INSURANCE AND BONDS</b>						

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1	Bonds as required		X			X
2	Builders Risk Insurance				X	
3	Completed Operations Liability	X				
4	Errors and Omissions	X				X
5	Excess Liability Coverage	X				
6	Federal Unemployment (On-Site Staff)					X
7	FICA Insurance (On-Site Staff)					X
8	General Liability					X
9	Off-Site Staff Insurance					X
10	Off-Site Staff Taxes					X
11	Payment Bond					X
12	Performance Bond					X
13	State Unemployment (On-Site Staff)					X
14	Workman's Compensation (On-Site Staff)					X
<b>PERMITS AND SPECIAL INSPECTIONS</b>						
1	A/E Cost for Bid Packages			X		
2	Construction and Services					X
3	Construction Equipment					X
4	Construction Materials					X
5	Corrective Work					X
6	Cost of Design and Engineering				X	
7	Costs of Emergency Work				X	
8	Financing/Interest Cost				X	
9	Interim Financing Costs				X	
10	Land Costs				X	
11	Moving Coordination				X	
12	Moving Costs				X	
13	Owner Change Contingency				X	
14	Preliminary Soils Investigations				X	
15	Project Maintenance After Move-In				X	
16	Project Operation After Move-In				X	
17	Project Taxes					X
18	Special Permits and Fees				X	
19	Title/Development Cost				X	

Appendix “A”

The links listed below provide additional details of the project that could support cost estimation.

- [PCHS Phase Two with Options Concept Plan](#)
- [PPMS Site Amenities Concept Plan](#)
- [Phase 4: Pathfinder Playground & Outdoor Classroom](#)
- [Compass Parking Lot Concept A, Concept B, and Concept C](#)