



# Platte County

TRADITION. PRIDE. VISION.

Request for Qualifications (RFQ)

For

**Construction Management at Risk Services**

For the following scope of work:

**Northland Workforce Development Center  
and  
On-call Construction Management Services**

Platte County R-3 School District  
998 Platte Falls Road  
Platte City, Missouri 64079  
ph: (816) 858-5420

<https://www.plattecountyschooldistrict.com>

Brian Noller, Director of Community, School  
and Business Partnerships

Platte County R-3 School District

**November 2, 2022**

## Platte County R-3 School District

### **PURPOSE**

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 of projects associated with a new Northland Workforce Development Center.

This Request for Qualifications (RFQ) is the first step in a two-step competitive process by which the District will engage a CMAR firm to provide construction management services. Step one will consist of a request for qualifications, review of qualifications and selection of a short list of firms who will receive a Request for Proposals (RFP) to begin step two of the process.

**Respondents are not to include fees, costs or price information in response to the RFQ in step one.**

Step two will consist of a short list of firms asked to submit cost proposals according to an RFP that will be provided to the shortlisted firms. The District will interview at least two firms who provide cost proposals before selecting the successful company(s). The selected firm(s) shall provide construction manager at-risk services as outlined in the owner modified AIA A133-2009 Contract. Terms of this Contract will be negotiated at a later date.

### **POTENTIAL PROJECT SCOPE**

The Platte County School District has received a \$30 million grant from the Missouri State Legislature and must match it with \$30 Million of local funds to build a new, \$60 million Northland Workforce Development Center.

The Platte County R-3 School District is seeking a construction manager for the purpose of implementing a proposed project:

- The construction of a Northland Workforce Development Center focusing on Career and Technical Education (CTE) and partnerships (estimated to be 140,000 to 200,000 sf)
- Capital campaign assistance
- Site master planning
- Assist with all aspects of final cost estimates including preconstruction services, bid assistance and construction management.

Total "all-in" budget for design, soft costs, land acquisition and construction is an estimated \$60,000,000.

## 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:

|  |                               |
|--|-------------------------------|
| Advertisement of RFQ                                     | November 2, 2022              |
| RFQ deadline and response date                           | November 18, 2022 at 10:00 am |
| RFQ names publicly read aloud and emailed to proposers   | November 18, 2022 at 10:00 am |
| Shortlisted firms identified and RFP sent to those firms | November 22, 2022             |
| RFP proposals due  | December 5, 2022 at 10:00 am  |
| Interviews with shortlisted firms                        | December 6-7, 2022            |
| Successful Proposer Notified and Contract Negotiation    | December 9, 2022              |
| Board of Education Recommendation for approval           | December 15, 2022             |

## PROPOSAL REQUIREMENTS

The formal proposal response to this RFQ shall contain the following information, in the following sequence and format. **All responses shall be mailed or delivered in hard copy format with a minimum of four copies provided (Maximum of 20 pages).**

- 1. Title Page**
- 2. Letter of Introduction:** Also, explain why your firm is best qualified to provide CMAR services for the Platte County R-3 Schools.
- 3. Table of Contents**
- 4. Experience:** Prioritizing CMAR project delivery, include project information for up to 5 public sector projects of similar size and scope. Include project name, description, client information, completion date, project budget, architect contact information, and type of project delivery services provided (CMAR, CMA, Design-Build, GC).
- 5. Past Performance:** For each project listed under the project experience section provide the following information:
  - List the name, location and general description of the project.
  - List your firm's record of cost performance. (Construction cost estimate versus construction contract bid amounts as well as contract award versus final construction cost). Provide explanation of cost deviation.
  - List your firm's record of scheduled performance. (List original schedule versus final completion date). Provide explanation of schedule deviation.
- 6. Services:** Describe your company's approach to services in the following areas:

- a. 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).
- b. Describe your subcontractor qualification process.
- c. Describe your approach to incorporating Virtual Construction and Building Information Modeling (BIM).
- d. Describe your approach to performing construction administration and management.
- e. Describe your approach to controlling the project construction budget and schedule.
- f. Describe your approach to performing quality assurance/quality control during construction.
- g. Describe your approach to achieving project close-out (commissioning, punch-list completion, and warranty work).

### **7. Key Personnel Qualifications**

- a. Provide a brief resume for each key person that will be assigned to this project. Include their name and title, project assignment, total years of construction experience, years of experience with CMAR, years of experience with your firm, education including degree(s), year and discipline, active registrations and licenses including the number and State, other qualifications, and experience.
- b. Describe the specific role performed on each project listed in the resume, highlighting projects of similar size and scope where the person's role was similar to their role on work proposed by the District.
- c. As a minimum, provide resumes (that include qualifications and experience) for the Project Manager, Superintendent, and Estimator. Provide this information for both the Pre-Construction and Construction phases, if different personnel will be utilized.
- d. Provide a project-specific organizational chart.

### **8. Safety Program:** Provide a summary description of your safety program including the following information:

- a. Sample documentation/forms.
- b. Summary description of your safety program implementation plan, including assigned personnel and the percentage of their time that is typically allocated to a project.
- c. Provide your safety record and worker's compensation insurance experience modification rate and incident rate for the last 3 years.

### **9. Corporate Information:**

- a. Provide the location of your nearest office and the number of Kansas City Area employees.
- b. Provide latest audited financial balance sheet and three financial references
- c. Signature page, Attachment "A".

## **SUBMITTING YOUR RESPONSE**

Your response should follow the sections outlined above and be concise. **Failure to follow any of the RFQ's instructions could nullify your response from consideration.** Parties are 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 RFQ 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 November 10, 2022. Proposals received after this date and time will not be considered.

RFQ proposers will be publicly read aloud at the same date and time as stated above.

Submissions shall be mailed to Brian Noller, at the address listed below. Five copies of the proposal should be included on or before the due date listed above.

**Brian Noller, Director of Community, School, and Business Partnerships**

Platte County School District  
998 Platte Falls Road, Platte City, MO 64079  
ph: (816) 858-5420, ext. 1777

Proposal questions or clarification prior to submittal may be directed to Brian Noller at (816) 858-5420 ext. 1777 or via email at [nollerb@platteco.k12.mo.us](mailto:nollerb@platteco.k12.mo.us)

## **SELECTION CRITERIA** (Step One)

Platte County R-3 School District will screen all RFQ proposals that are submitted in accordance with the advertised terms.

The information submitted will be evaluated against the following criteria:

1. Demonstration of successful experience and ability performed on comparable projects with an emphasis on Career and Technical Education (CTE) secondary and post-secondary programming.
2. References from three (3) or more organizations in Missouri / Kansas serving on comparable projects.

3. Demonstration of qualifications of personnel who are assigned to manage the projects.
4. Demonstration of successful management systems used for construction management including but not limited to preconstruction services, estimating, scheduling, cost controls, bid management, construction management, job site management, and status reporting.
5. Submittal of annual report and three (3) financial references.
6. Demonstration of the firm's ability to assist in a capital campaign

Within a period of 24 hours following the submittal deadline a Selection Team will evaluate and rank each submittal and select, based solely on qualifications, five or fewer CMAR's to submit additional information via RFP, including a proposed fee and price for fulfilling the general conditions, preconstruction services, fee for overhead & profit, and any potential costs associated with the project. A team will interview at least two of the top-qualified firms. Interview scoring criteria will be the same as above with the addition of the following items:

1. Proposed percentage fee for overhead and profit. Based upon estimates of preliminary construction costs, square footage, general scope of work, and timeline.
2. Proposed reimbursable costs. Not to exceed a specific amount. Based upon estimates of preliminary construction costs and timeline.
3. Proposed fee for preconstruction services.
4. Proposed fee for general conditions broken down on a monthly cost.
5. Any other potential costs for project
6. Team presentation and communication style.

### **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 meeting the requirements of the project.

All costs incurred in the preparation of the response to this Request for Qualifications will be the sole responsibility of and borne entirely by the submitter. All responses to this Request for Qualifications 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 the RFP solicitation with the most qualified firm. 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.



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 RFQ.

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|              |                           |
|--------------|---------------------------|
| Company Name | Authorized Person (Print) |
|--------------|---------------------------|

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|         |           |
|---------|-----------|
| Address | Signature |
|---------|-----------|

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|                |       |
|----------------|-------|
| City/State/Zip | Title |
|----------------|-------|

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|             |      |
|-------------|------|
| Telephone # | Date |
|-------------|------|

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|        |  |
|--------|--|
| E-mail | Entity Type (Corporation, LLC, Sole Proprietor, Partnership) |
|--------|--|

### **OTHER RELEVANT SOURCES OF INFORMATION (See Linked Resources)**

- [CTE Whitepaper - April 2019](#)
- [Addendum: Addressing the Workforce Need in the Northland through CTE](#)
- [Informational Video](#)
- [Funding Presentation for the Northland Chamber](#)
- [Missouri Facilities Research Information](#)
- [NCC \\$30 Million Press Release](#)