



NEWSPAPER ADVERTISEMENT

Fayetteville Public Schools Request for Qualifications Interested Construction Management Firms

Fayetteville Public Schools invites submittal of qualifications to provide CONSTRUCTION MANAGEMENT services for Phase One Construction Projects at three school buildings comprising the Fayetteville Public Schools. Interested individuals and firms should direct any necessary questions to dana.rozell@fayar.net - Dr. Megan Slocum, Associate Superintendent, Fayetteville Public Schools, 1000 W. Bulldog Blvd., Fayetteville, AR 72701.

Qualifications must be submitted or mailed to dana.rozell@fayar.net no later than 12 noon on January 18, 2019.

LATE QUALIFICATIONS WILL NOT BE ACCEPTED.



**Fayetteville Public Schools
Request for Qualifications
Interested Construction Management Firms**

Background

Fayetteville Public Schools seeks to renovate and/ construct three main areas including the transportation office, food service office, and warehouse facility. District leadership is interested in securing the services of a Construction Manager at Risk.

The respondent shall provide the following services as a minimum:

Pre Construction Phase

- Preparation of a budget and cost estimate based upon progress drawings available with a Guaranteed Maximum Price (GPM)
- Comparative cost analysis, in writing, at predetermined intervals
- Ongoing value engineering
- Analysis of constructability, materials, and methods
- Snapshot impression of the projects at the time of hiring
- Development of Critical Path Method (CPM) schedule for the projects, including phasing and temporary construction projects
- A minimum of bi-weekly meetings with the owner, architect and others, as appropriate
- Development of a site plan to show placement of temporary drives, power locations, water outlets, site drainage, trailer placement, materials, storage, etc.
- Development of a safety program for the project
- Development of bid packages, including the division of work into packages for bidding so as to achieve complete buy-out of the project
- Identification and securing of long lead time items
- Development of bidders list for each of the trades and bid packages
- Development of bidding schedules
- Assistance in the review of bids received
- Assistance in preparation of recommendations concerning bid

Construction Phase

- Administration, management, scheduling, and related services to coordinate the Construction on Site;
- Schedule and coordinate job-site meetings involving all contractors with contractual interest in the project;
- Attendance at weekly administrative meetings involving the owner, architect, and others as appropriate;



- Receipt and processing of payment requisitions;
- Evaluation of claims from contractors, including initial evaluation of claim and preparation of written response complete with suggested action;
- Completion of punch list

Qualifications

Executive Summary: Briefly describe the respondent, the approach to the project, the staffing available and envisioned for use on the project, and the capability of the respondent to operate to the given schedule while providing the services required (1 page).

History of the Respondent: Give an overview of the history of the respondent with emphasis, upon recent projects of a similar nature. Highlight significant projects, accomplishments, and awards, as well as alliances or partnerships with other contractors, professionals, and owners (2 pages).

Synopsis of the Respondent: Describe the Respondent's organization. Specify the personnel and equipment available for assignment to the project. Specify the bonding capability of the Respondent. Supply resumes of principal personnel as an appendix. Indicate contact person for the qualifications phase, telephone, fax, and email addresses.

Approach to Project: Describe, in whatever manner the Respondent deems appropriate, the Respondent's approach to the Project commencing with your appointment as Construction Manager and ending with completion of punch list items and close out of paperwork .

Past Projects & References: Provide a listing of all projects over \$10 million dollars undertaken (whether completed or not) within the last five (5) years. Provide a list of contacts complete with phone numbers or email addresses for all projects listed (as required).

The submittal shall have each of these sections clearly delineated. **The Respondent shall submit an original and five (5) copies of the qualifications.**

Information

Administrative questions should be directed to dana.rozell@fayar.net - Dr. Megan Slocum, Associate Superintendent, Fayetteville Public Schools, 1000 W. Bulldog Blvd, Fayetteville, AR 72701



Basis of Award

Qualifications must be submitted to Ms. Dana Rozell, Fayetteville Public Schools, 1000 W. Bulldog Blvd, Fayetteville, AR 72701 by January 18, 2019.

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Selection will be based upon the qualifications statements. Submittals will be reviewed by the Fayetteville Public Schools administration team and shall rank the statements and the highest ranked firm shall be asked to submit fee. Qualifications along with additional materials deemed necessary. The firm with the highest qualifications for the project will be asked to meet to determine the scope of services and a contract will be negotiated. If an agreement cannot be reached the negotiations with that firm shall be terminated and the next highest candidate will be contacted for the same process.

The Owner will give consideration to the following aspects of the submission:

- Documented successful past performance of similar undertakings
- Construction management philosophy and approach
- Manpower planning
- Automated cost control and project tracking systems and capability
- Construction management and administration procedures

Fayetteville Public Schools district leadership reserves the right to accept qualifications statements or to reject any or all qualifications and to waive informalities in qualifications when such actions are deemed to be in the best interests of the Fayetteville students.