



Fayette County Public Schools

Request for Qualifications (RFQ) #39-24 **Construction Management Services**

The Fayette County Public Schools is seeking responses to this Request for Qualifications from Construction Management Companies interested in providing construction management services for a New Elementary School on Greendale Road in Lexington, KY, for 750 students, BG# 24-195.

The project is listed as item 2a.1. on the FCPS 2021 District Facilities Plan (DFP), which may be reviewed in either of these locations:

<https://www.fcps.net/leaders-support/departments-offices/facility-design-construction>

or

<https://www.education.ky.gov/districts/fac/Documents/Fayette%20Co%20DFP.pdf>

Please note that the estimated cost of individual projects listed on DFP are estimates provided by the Kentucky Department of Education (KDE) and a software that they are requiring school districts to use. Construction Manager (CM) would be part of the Design team and be required to work with our Design consultants, who are the project architect or engineer “of record.” The CM will be required to participate in the project coordination of all phases of design, construction, and close out work with the continuation of the school’s daily instructional activities and/or district-wide programs throughout the regular school year, where applicable. This project is already in the second phase of design, which is referred to as Design Development.

Please note that all aspects of this process, and subsequent design consultant agreement, shall comply with the provisions of 702 KAR 4:160 Capital Construction Process.

The selection process for this project will be conducted as follows:

- 1) Responding to this RFQ. (*Responses will be scored based on meeting what has been outlined in this RFQ.*)
- 2) Interviews will be determined based on the scores from the received responses. It will consist of the identification by an internal selection committee.
 - a) Items to be presented in the interview should include the following, but are not limited to these items:
 - i) FCPS has a Facility Design & Construction Office, which includes a licensed Architect as well as three additional staff with many years of construction experience and processing of paperwork related to construction projects. What is the benefit for FCPS to use a CM in lieu of a General Contractor (GC)?
 - ii) How would a CM help us accomplish our Economic Development goals of 13%, which can be found here?
<https://www.fcps.net/leaders-support/departments-offices/economic-development>
 - iii) Is your fee structure as it is listed on the KDE website found here?
https://www.education.ky.gov/districts/fac/Documents/CM_Fee_Guidelines_for_Basic_Services_ADA.pdf
 - b) A score sheet will be used by the committee and will include the following:
 - i) Qualifications – Firm/Company
 - ii) Project Team Qualifications
 - iii) Services Defined
 - iv) Scheduling Ability
 - v) Constructability & Interdisciplinary Coordination Review

REQUIRED FORMAT OF RESPONSES TO THIS REQUEST FOR QUALIFICATIONS: Responses to this RFQ shall be organized in the following format:

- 1) Limit to one-two pages: Provide the name, address, email address, phone, women-, minority- or veteran-owned designation, and a brief history of the responding firm.
 - a. Professional liability insurance will be required from the Construction Manager per 702 KAR 4:160.
- 2) Limit to three-five pages: Provide the resumes of the **Partner/Principal-in-Charge (the person dedicated to this project throughout its entire duration)**, as well as anyone else to be assigned to this project and his/her role. The Partner/Principal-in-Charge must be empowered to speak for the firm on policy and contractual matters.
 - a. Please provide the firm's current contractual commitments with anticipated completion dates.
- 3) Limit to six pages: Identify related project/areas of expertise on which the company has performed work or had experience during the last 5-10 years. List current projects that demonstrate the responding firm's competence to perform work like that to be required on school projects. The more recent such projects, the better. **Emphasis should be placed on projects that illustrate respondent's capability for performing work like that being sought on the DFP.** (The required information on each project shall be limited to the one side of one 8-1/2" X 11" page and must include: (a) the name and location of project; (b) the design team, sub-consultants and any additional team members for each project; (c) a brief description of building type; (d) the extent of services provided for each project; (e) the Owner's contact person, email and phone number (f) the start and completion dates, (g) the design consultant's estimate or the CM's estimate; (h) the original construction contract; (i) the total **cost** of all change orders (state the total number of change orders); (j) the final contract amount; and (k) similar details regarding the project schedule. Photographs or drawings of the project must fit within the one-page limit for each project.)
 - a. Include projects where architecture/engineering design services and construction management were performed.
 - b. Include examples of project budgeting, project schedule management, cost estimating, change order control and results.
- 4) Hand Deliver **one** hard copy and one digital copy on a flash drive no later than 12:00 PM Tuesday, May 14, 2024 to:

Melinda Joseph-Dezarn, AIA, Director
Facility Design & Construction
Fayette County Public Schools
128 Walton Ave.
Lexington, Kentucky 40507

- 5) Questions shall be submitted via email no later than May 7, 2024 to:

Lisa Clark, Construction Budget Analyst
FCPS Facility Design & Construction
lisa.clark@fayette.kyschools.us

- 6) To keep informed of this and all FCPS bids and RFQs, please register your company @:
<https://www.fcps.net/leaders-support/departments-offices/economic-development/doing-business-with-fcps>