

Construction Managers at Risk

Request For Qualifications

RSU #21 - Kennebunk, Kennebunkport, and Arundel, Maine, in cooperation with the Bureau of General Services and Harriman Architects and Engineers, is procuring Construction Manager at Risk services for the Kennebunk High School, the Kennebunkport Consolidated School, and the Arundel Mildred L. Day School projects. The work involves comprehensive additions and renovations with associated sitework at all three schools. The Referendum will be held on November 4, 2014. An early site release package for the high school will be issued in the late summer of 2015. Major construction will start in the fall of 2015. The two elementary schools are projected to take 13 months and the high school 26 months of construction time. The projected construction costs are as follows: Kennebunk High School \$35,300,000, Kennebunkport Consolidated School \$4,600,000, and the Mildred L. Day School \$7,200,000. The three schools will be constructed simultaneously. It is the intention of RSU #21 to hire a single CM to manage the three school construction projects. Pre-referendum services will include cost estimating and construction phasing. Additional project material is available on the RSU 21 website: <http://www.rsu21.net/rfq/>

Pursuant to criteria in Title 5 MSRA, Section 1743 (6), three to five qualified companies will be invited to interview and submit fee proposals for review by a selection panel. CM candidates will present qualifications on the following selection criteria: experience on projects of similar size and scope, other relevant experience, financial and staff capabilities, cost estimating accuracy, construction manager at risk experience.

For planning and availability purposes it is expected that the submittals will be reviewed and firms selected to the short list will be notified on or about July 30, 2014. There will be a pre-qualification meeting which may include a walk-through on or about August 4, 2014 and interviews scheduled on or about August 11, 2014. It is anticipated the successful firm will be notified to begin Design Development on or about August 12, 2014.

Proposed fees for this project shall not be stated in the initial qualifications package. CM candidates invited to interview will be instructed on the method of submitting a fee proposal in the interview invitation.

Interested parties shall submit electronic copy plus five paper copies of their qualifications package on or before noon, Tuesday, July 29, 2014. Qualifications packages marked RSU #21 Construction Manager at Risk Request for Qualifications shall be sent to Kevin Crowley, RSU 21 Superintendent of Schools, 177 Alewife Road, Kennebunk, Maine 04043. The electronic copy shall be emailed to Donna Gillette, dgillette@msad71.net