

**2014 OPS BOND PROGRAM  
CONSTRUCTION MANAGER AT RISK  
STATEMENT OF QUALIFICATIONS INSTRUCTIONS  
Solicitation 2015-001**



Omaha Public Schools is inviting expressions of interest and Statements of Qualifications (SOQ) from qualified firms interested in providing Construction Manager at Risk (CMR) services for a number of addition/remodel projects over the next five (5) years under the District's 2014 Bond Program, funding for which was approved by the voters of the District in November 2014.

The following Solicitation 2015-001 CMR SOQ documents are available for download on the OPS webpage ([www.ops.org](http://www.ops.org)) under BOND INFORMATION

1. Solicitation 2015-001 Advertisement
2. Construction Manager at Risk Statement of Qualification Instructions
3. Construction Manager at Risk Statement of Qualifications Form
4. Construction Manager at Risk Relevant Project Form
5. Policy 7003 Construction Manager at Risk Policies. District Operational Services: Department of Buildings and Grounds January 2015
6. 2014 OPS Bond Program Master Schedule

**CMR RESPONSIBILITIES**

CMRs will consult with architect/engineer teams, District staff and Jacobs Project Managers regarding: impact of existing conditions; systems and materials selection and cost estimating, with emphasis on value engineering to meet budgets, detailing and constructability review; preplanning to sequence and schedule the work; and coordination of site access, work areas, and safety and security procedures to minimize conflict with instructional and extracurricular activities. When construction documents are sufficiently complete, the CMR will prepare a Guaranteed Maximum Price (GMP) for the project, combining competitive bids from subcontractors with the Owner pre-approved CMR's detailed proposals for self-performed work and previously identified General Conditions items. Once a final GMP has been established and accepted, the CMR will complete the work in accordance with the final Construction Documents and the approved project schedule. While major work within facilities will be planned for summer periods, the nature and extent of many projects may dictate that work be done during the normal school year. Contractors should assume that most work would occur under conditions of at least partial occupancy or during non-student hours.

The District's standard CMR contract and General Conditions will be posted as addendum to solicitation 2015-001 no later than 11 March 2015.

**SELECTION PROCESS FOR CMR**

Statements of Qualifications from interested firms will be reviewed by the District's Selection Committee, who will then invite short-listed firms to submit written project-specific proposals on individual projects and present their proposed project teams in interviews. Selections ultimately will be based upon the interview team's determination of which CMR firms will best assure proper and timely completion of the projects and provide the best value to the District. In addition to evaluating a firm's organizational strength, resources and record of successful general contracting and pre-construction services for K-12 educational facilities generally, the interview team will focus on the firm's CMR's experience with additions and remodeling at occupied schools (and multiple concurrent sites) under demanding schedules and, in particular, the experience and abilities of personnel proposed for the project team.

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**PRELIMINARY SCHEDULE**

Issue and Advertise Request for Qualifications	25, 26, & 27 February 2015
General Informational Meeting	2:00 PM CST; 11 March 2015
Omaha Public Schools, Board Room	
3215 Cuming Street, Omaha, NE 68131	
Statements of Qualifications Due	2:00 PM CST; 31 March 2015
Omaha Public Schools, Purchasing Division	
3215 Cuming Street, Omaha, NE 68131	

**CLARIFICATIONS**

Any questions concerning clarification of this advertisement should be made via e-mail format, no later than Friday, 13 March 2015, 2:00 PM CST addressed to Mark.Sommer@OPS.org. "Questions for CMR Services RFQ" must appear in the subject line of the e-mail. Responses to all submitted questions will be sent to all identified potential respondents and will be posted on the OPS webpage with the solicitation documents.

**STATEMENT OF QUALIFICATIONS SUBMITTAL**

Statements of Qualifications are to be completed per the SOQ Instruction and Form provided as part of this solicitation. Late submittals, telephone, facsimile or e-mail submissions will not be accepted. The time clock maintained by the District's Operation Services office is the official clock utilized to determine the time for the close of submissions.

Statements of Qualification, three paper copies and one soft copy on USB drive, shall be submitted in a sealed envelope displaying the firm's name and address and the title:

**"OMAHA PUBLIC SCHOOLS - CMR RFQ #2015-001".**

Statements of Qualifications are Due **NO LATER THAN 2:00 PM CST; Tuesday, 31 March 2015** at the following address:

Omaha Public Schools, Purchasing Division  
3215 Cuming Street, Omaha, NE 68131

To be considered for evaluation the SOQ must contain the following information:

1. CMR Letter of Interest
2. CMR Firm Information requested on OPS standard CMR Statement of Qualifications Form
3. Attachment A: Company Organization Chart
4. Attachment B: Résumés of pre-construction services managers, construction project managers and superintendents
5. Attachment C: List two subcontractors your firm has used for each of the following on multiple projects completed in the past three years, giving the (1) subcontractor's name, address and phone number, (2) project name, and (3) subcontract amount: Earthwork, Foundations, Flatwork, Structural Steel, Masonry, Studs/ Drywall, Plumbing, HVAC, Electrical.
6. Attachment D: Evidence of your firm's insurance coverage, limits of liability and Nebraska workers' compensation multiplier, and identify (1) name of underwriter, (2) underwriter's D&B rating, and (3) name, address and telephone number of agent.

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7. Attachment E: Evidence of your firm's bonding capacity, current total value of bonded projects, and current premium rate (% of contract) for Performance and Labor & Materials Payment bonds.
8. Attachment F: Firm Financial Statement
9. Attachment G: List of all projects your firm has completed in the past five years or currently has in progress stating the name of the owner and telephone number, name of project, **brief** project description, the name of the architect and telephone number, location of project, original contract amount, current contract amount, percentage of completion, and scheduled completion date.
10. Attachment H: List of K-12 educational facility addition/remodel projects for which your firm currently is or has completed with in the past 10 years provided services, either pre-construction services (e.g., estimating, scheduling, constructability review) and/or construction services to an Owner and using the relevant project form, 1 page per project.
11. Attachment I: List of individuals in your company who have received training in Stormwater Management Planning. Attach a copy of the certificate for each individual.
12. Attachment J: Sample project (site) specific safety plan.
13. Attachment K: Sample Economic Inclusion Plan from previous project.