

Pennsbury School District RFP#1920-112
Request for Proposals for Pre-Construction Management Services
November 8, 2019

The Pennsbury School District (“The District”) is nearing the end of a planning phase for a 10-year capital plan with an estimated construction cost exceeding \$100 million. Major projects over \$5 million will likely include the high school, stadium, one middle school, and at least one elementary school. We anticipate that the Charles Boehm Middle School project will come first.

As part of the master planning exercise, the District contracted with an architectural firm to assist us in developing enrollment projections, educational specifications, and building condition assessments. Funds are not, however, limitless. We recognize the need for some limited assistance in getting to the starting line.

As such, the District seeks a qualified construction manager to provide us pre-construction services to assist over the next two to three months with:

- Defining scope and providing quality cost projections, plus recommendations on sequence;
- Drafting project calendars;
- Developing specifications for architectural, engineering, and other professional services;
- Attending monthly school board meetings as necessary, and working with staff in between;
- Anything not specifically listed that would otherwise be routine and customary for pre-construction services prior to launching the design phase of the first leg of a 10-year plan.

The District specifically seeks a partner that would not potentially be bidding on architectural or engineering services for any of our included projects. We want a construction manager who could potentially be retained for construction management services on one or more of the large projects in our future.

The District reserves the right to reject any and all proposals for any reason as it deems fit. The District reserves the right to negotiate further with one or more proposers. The District reserves the right to conduct interviews before recommending a candidate to the school board for approval. Respondent shall be expected to furnish the District with additional information as may reasonably be required. The District will not be liable for any costs incurred in the preparation of proposals or attendance at an on-site visit.

Please submit the following to Stephen Waterson via email at swaterson@pennsburysd.org by Friday, November 22, 2019, at 12:00 pm:

1. Letter of transmittal, including confirmation that you understand the scope of work
2. Profile of respondent
3. Qualifications and experience
4. Pricing proposal and options, if available
5. Three references, preferably from K-12 education
6. Evidence of professional liability insurance
7. Non-collusion affidavit
8. W-9

Please attempt to limit your response to no more than 10 pages. We are on an aggressive timeline, hoping to bring a candidate to our school board in December 2019. Any questions should be addressed to Michael K. Dumin, Director of Facilities at 215-428-4162.