

## Solicitation for

# Construction Manager at-Risk

Project Name: **St. John's Place Apartments**

Owner: **Victoria Community Coalition, Inc.** (VCC is a non-profit 501c3 corporation registered in the State of Kansas with the purpose of bringing people together for the growth and sustainability of the Victoria community.)

Interested parties should submit one original and four copies of its statement of qualifications in a sealed package. The outside of the package should be clearly marked "Statement of Qualifications to Provide Construction Management at-Risk Services for St. John's Place Apartments".

Statement of qualifications must be received on or before 5:00 pm, Friday, September 22, 2023, by Jeff Pfeifer, VCC Chair, at 1305 E. Highway, Victoria, KS 67671 for hand delivery or P.O. Box 94, Victoria, KS 67671 for mail.

Project Contact for Questions: Jeff Pfeifer, (785) 735-8553, 006pfeifer@gmail.com

Project Located: 701 7<sup>th</sup> Street, Victoria KS

Project Budget: +/- \$3,000,000 (including soft costs and contingencies)

Project Scope: Victoria Community Coalition, Inc. is seeking qualifications from general contractors for a Construction Manager at-Risk contract to renovate approximately 13,000 SF of the former St. John's Rest Home building into 12 apartments. Project includes:

- Interior demolition of existing conditions to prepare for new improvements.
- Construction of 12 new apartments, building entrance, hallways, service areas, administration office and small lobbies.
- Grading and construction of new entrance drive and 16 parking spaces.
- New construction of roof above parking spaces and walkway connector to the building.
- Appropriate termination and modification of improvements for the connections to future additional redevelopment work (N.I.C.).
- Improvements will need to meeting specific requirements of funding sources, such as accessibility, energy efficiency, etc.

Building History: St. John's Rest Home was built in 1963, 1978 and 1986. The building includes approximately 41,000 SF. The proposed 12 apartments are in the northern portion of the building, in an area originally constructed in 1978 and 1986. The building has been vacant and unmaintained since 2012. There is significant roof damage.

Contract Form: **AIA Document A133 - Standard Form of Agreement between Owner and Construction Manager as Constructor, where the basis of payment is the Cost of Work Plus a Fee with a Guaranteed Maximum Price.**

Tentative Schedule:

- CMAr Award and Contract Execution – October 1, 2023
- Team meeting with Owner, Architect and CMAr – October 2023
- Team meeting with Owner, Architect and CMAr – November 2023
- CMAr Preliminary Pricing – November 2023
- Team meeting with Owner, Architect and CMAr – December 2023
- CmaR Final Pricing – December 2023
- City Building Permit Reviews and State Reviews – January 2024
- Site and Apartment Construction Begins – February 2024
- Substantial Complete/Punchlist Walk-thru – February 3, 2025
- Final Completion and Certificate of Occupancy Issued – February 17, 2025

Statement of Qualifications shall include, but should not be limited to, the following:

- Company Overview
- Management Approach
- Relevant Construction Experience
- CMAr Experience
- References
- Resumes of Key Project Personnel
- Proposed Safety Plan
- Financial/Bonding
- Fees, including fees for
  - Preconstruction Services
  - General Conditions
  - Overhead
  - Profit

For background on St. John's Place and VCC see

[www.VictoriaKSCommunity.com](http://www.VictoriaKSCommunity.com) or Facebook page "Victoria Community Coalition"

Questions Contact:

Jeff Pfeifer, VCC Chair at 785-735-8553 or email [006pfeifer@gmail.com](mailto:006pfeifer@gmail.com)

Qualifications are due Friday, Sept. 22, 2023, 5:00 pm.

See also:

- Preliminary Site Plan
- Preliminary Floor Plan
- Overall Redevelopment Plan