

Osage County KS.

Request for Qualifications (RFQ)

February 18th, 2022

New, Freestanding 120/144 Bed Law Enforcement & Public Safety Facility

Lyndon, Kansas

Osage County, Kansas is soliciting qualifications from interested construction firms with experience in building Detention Centers, to serve as the project's Construction Manager-at-Risk (CMR); the firm which is selected will be required to furnish 100% surety coverage of between \$15,000,000-\$25,000,000.

Project Background

Approximately three (3) years ago, Osage County retained the planning services of **Goldberg Group Architects, PC.** to provide Needs Assessment, Facility Planning and other applicable services. GGA is an acknowledged specialist in the field of Justice architecture. This planning process culminated on Tuesday, February 8th, 2022 when the voters of Osage County approved the financing and construction of a new 120-bed, 44,000 sq ft. Law Enforcement & Public Safety building to be placed on property adjacent to the outworn nursing home the Sheriff's offices currently occupies at Kansas State Highway 75 and 14th Street in Lyndon, KS.

Qualification Materials

Interested Construction Managers (CM) are requested to submit the following qualification materials in the order listed below:

- 1. Letter of Interest** (cover letter) executed by a duly-authorized corporate officer;
- 2. Description of company** and its corporate status: construction services and current ownership;
- 3. Project Team-** who will be assigned for critical roles, i.e.: Project manager, project estimator, project superintendent, etc.; include specific and applicable past project experience, for each Team member in resume form;
- 4. Completed Justice Projects-** please provide a minimum of five (5) Justice, Detention, Public Safety and/or Law Enforcement facilities in the range of \$10,000,000-\$30,000,000 including 50-200 General Population Detention beds; please include applicable project data, currently-available references, completed costs, change orders and any specific characteristics which affected the project, such as subsurface site-conditions or bidding difficulties etc.

5. Past Corporate Information

- Litigation (past five-years)
- Criminal Convictions (past five-years)
- Bankruptcies (past ten-years)
- Current insurance and bond coverage capacities
- Applicable license(s) to perform this work in the state of Kansas;

6. General References (7)

- Three (3) available Justice-Project references
- Two (2) Sub-Contractor (trade-) references (masonry, plumbing, concrete, IBEW, etc.)
- Two (2) Business references, i.e.: surety, bank, CPA, etc.

7. Specialized References:

- Type/Name of modular Detention cell(s) used, if any
- Type/Name of Detention locks used
- Name of Security Electronics contractor used

Please submit five (5) copies of this material not later than by **10:00 am CST, March 25, 2022** to the County Clerk, Rhonda Beets at the Osage County Courthouse, 717 Topeka Ave, Lyndon, KS 66451.

Your interest in Osage County is appreciated.

Sincerely,

Osage County Board of Commissioners


Jay Bailey, Chairman

Osage County Sheriff's Office


Chris Wells, Sheriff

cc.: **Pat Walsh Osage County Counselor**

Kevin Cowan, Bond Attorney/Gilmore & Bell

(w/ attachment)

File