

Request For Proposal
Construction Management as Adviser Services
Callaway County Commission

Callaway County Commission, Fulton, Missouri is soliciting qualifications for the services of a Construction Manager as Adviser during the planning, design, and construction of a Jail and Justice Center project. The County will retain an Architect to provide all architecturally related services, and this Construction Manager will be required to work with the Owner and the Architect during the planning, design, and construction of the project. The actual value of construction may vary, but this proposal should be based on a \$25 million construction value.

The Construction Manager is expected to provide a full range of pre-construction and construction phase services. Qualified firms should respond with three copies of a written proposal to include the following information:

1. Construction management approach and proposed services.
2. Key personnel of the firm and their educational background, experience, and qualifications.
3. List experience with respect to jail/justice facility projects where full construction management services were provided.
4. Past record of performance of the firm regarding quality of work, ability to work within budget constraints, ability to meet schedules, and follow-up on building problems after substantial completion.
5. Information about the company.
6. References from three Missouri County Commissions for whom public construction management has been performed where pre-construction services were provided and work packages were individually bid to trade contractors.
7. A minimum of three financial references.
8. Fee structure for the project to include proposed fee and all reimbursable items.

From the information provided, a firm may be selected to be interviewed at a later date. The County Commission has the right to accept or reject any or all proposals and to waive any informalities in the review process.

All proposals are to be sent to the attention of the Presiding Commissioner, Gary Jungermann, Callaway County Commission, 10 East 5th Street, Fulton, Missouri 65251 and must be received by 5:00 p.m. Central Time, Friday, January 24, 2020.

Construction Management Services Fee and Reimbursables Summary

A. Fee (___%) \$ _____

B. Reimbursables

1. Project Personnel	<u>Months</u>	<u>Unit Cost</u>	<u>Cost</u>
Construction Manager	_____	_____	_____
Field Superintendent	_____	_____	_____
Cost Estimator	_____	_____	_____
Project Secretary	_____	_____	_____
Sub-Total		\$ _____	

2. Office and Equipment	<u>Months</u>	<u>Unit Cost</u>	<u>Cost</u>
Office Trailer	_____	_____	_____
Fax Machine	_____	_____	_____
Computer	_____	_____	_____
Office Supplies	_____	_____	_____
Sub-Total		\$ _____	

3. Other Reimbursables	<u>Months</u>	<u>Unit Cost</u>	<u>Cost</u>
Temporary Job Telephone	_____	_____	_____
Temporary Toilets	_____	_____	_____
_____	_____	_____	_____
Sub-Total		\$ _____	

Sub-Total (Items 1., 2., & 3. above) \$ _____

Estimated Total (Fee & Reimbursable Items above) \$ _____

Advertisement for Proposals

Callaway County Commission, Fulton, Missouri is soliciting sealed proposals from qualified construction management firms for full pre-construction and construction phase services for a Jail and Justice Center project. Interested construction management firms should contact Ronda Miller, County Clerk, at 573-642-0730 to obtain a Request for Proposal.