



Request for Proposals

Construction Manager (CM)

RFP #12082025

Frontier Schools – Athletic Complex & Transportation Facility

1601 N Universal Ave.
Kansas City, Missouri
64120

December 8th, 2025

SECTION 1: INTRODUCTION

Frontier Schools (“Owner”) is soliciting proposals from qualified **Construction Managers** (“CM”) to provide construction management services for the Frontier Schools - Athletic Complex & Transportation Facility. This Request for Proposals (RFP) is issued in accordance with **Policy 7130 – Construction Manager Selection**.

Frontier Schools will evaluate proposals based on qualifications and negotiate a **fair and reasonable contract** with the highest-ranked CM. If negotiations cannot be successfully completed, Frontier Schools will terminate negotiations and proceed to the next-ranked firm.

SECTION 2: PROJECT OVERVIEW

The project consists of construction of two new buildings—an athletic/transportation facility and bus barn—and associated site improvements. Future phases may include athletic fields, bleachers, track, and playground. Preliminary drawings (Attachment B) are provided for reference. These drawings are preliminary and are not to be used for bidding, pricing of subcontractor work, or construction. The intent is for the final construction documents to be produced, after which the Construction Manager will solicit multiple trade bids. Final bid acceptance will be made with the owner’s input.

SECTION 3: REQUIRED ADVERTISING

In accordance with **Policy 7130**, the project will be advertised as follows:

- **One (1) newspaper of general circulation in the county** where the project is located, for **ten (10) days**; and
- **Two (2) daily newspapers in Missouri** with circulation greater than 50,000, for **ten (10) days, in addition** to the county advertisement.

SECTION 4: SUBMISSION REQUIREMENTS

Each firm shall provide:

1. Contractor Qualification Statement

Submit **AIA Form 305**, most recent edition.

2. Project Team Qualifications

Identify personnel who will manage the project, including:

- Project Manager
- Superintendent
- Supporting staff

Provide resumes and specific project experience.

3. Firm Financial Strength

Describe bonding capacity and financial qualifications sufficient for a project of approximately \$12,000,000.

4. Comparable Project Experience

Provide at least three (3) similar projects, preferably in the Kansas City region. Include:

- Project size
- Scope
- CM role
- Owner contact information
- Description of successful management strategies (cost control, scheduling, coordination)

5. Management Systems

Provide a description and sample outputs of systems used for:

- Estimating
- Scheduling
- Cost control
- Reporting

6. Affirmative Action & MBE/WBE Experience

Provide documentation demonstrating:

- Good faith efforts to comply with federal, state, and local **affirmative action requirements**, and
- Experience achieving **MBE/WBE participation goals**, including any LCRA/KCMO requirements on past projects.

7. Fees and Reimbursables

Provide the following:

a. CM Fee

Provide a **percentage fee** based on the cost of the work.

b. Reimbursable Costs

Identify any reimbursable cost categories (if applicable). Frontier Schools assumes reimbursables are minimal.

c. General Conditions Estimate

Provide a **monthly or weekly general conditions cost estimate** for the project duration.

8. Preconstruction Services

Provide a description of proposed preconstruction services including:

- Cost estimating
- Scheduling
- Constructability review
- Logistics planning

Provide a **lump-sum fee** or hourly rate schedule for these services.

9. Additional Qualifications

Any other information demonstrating your firm's ability to manage this project successfully.

SECTION 5: SELECTION PROCESS

Frontier Schools will evaluate proposals based on:

- Qualifications
- Experience
- Personnel
- Fee structure
- Financial strength
- Demonstrated management systems
- References
- Affirmative action & MBE/WBE experience
- Demonstrated good faith efforts toward affirmative action compliance.

After evaluation, Frontier Schools will **select the highest-ranked CM and enter contract negotiations**.

If negotiations are unsuccessful, Frontier Schools will terminate negotiations and proceed to the next-ranked firm.

In accordance with Policy 7130, Frontier Schools will not award a negotiated construction management contract to any construction manager (or related firm) that guarantees the work of others, furnishes or guarantees bonds for other contractors, or provides a guaranteed maximum price.

SECTION 6: PRE-PROPOSAL CONFERENCE

A mandatory pre-proposal conference will be held:

Date: January 6, 2026
Time: 9:30 AM – 11:00 AM
Location: 1601 N Universal Ave, Kansas City, MO 64120

Firms not attending will be disqualified.

SECTION 7: PROPOSAL SUBMISSION

Proposals are due:

January 22, 2026 – 1:00 PM (CST)

Submit **one electronic copy** to:

Craig Scranton – BNIM Architects
Email: rfp@frontierschools.org
Phone: 816-674-7210
Address: 2460 E. Pershing Rd, Kansas City, MO 64108

Frontier Schools reserves the right to reject any or all proposals and waive minor irregularities.

SECTION 8: FORM OF AGREEMENT

The Construction Manager contract will be based on one of the following **Construction Manager as Advisor** agreements:

- **AIA Document A132** – Standard Form of Agreement Between Owner and Construction Manager as Advisor (Stipulated Sum), or
- **AIA Document A134** – Standard Form of Agreement Between Owner and Construction Manager as Advisor (Cost of the Work Plus a Fee)

General Conditions will be based on:

- **AIA Document A232** – General Conditions of the Contract for Construction (CM as Advisor), with modifications by the Owner.

SECTION 9: INSURANCE REQUIREMENTS

Prior to the start of Work, Contractor shall at its own expense, procure and maintain in effect during performance and until final completion the following insurance. The insurance required shall be written for not less than the following limits, or greater if required by law.

1. Worker's Compensation
Workers' Compensation insurance with coverages and limits complying with the statutory requirements of the jurisdiction in which the services are performed.
2. Employers Liability

Employer's Liability insurance covering all personnel directly or indirectly connected with the performance by Contractor, with aggregated limits of \$1,000,000 Bodily Injury by Accident (each accident); \$1,000,000 Bodily Injury by Disease (policy limit); and \$1,000,000 Bodily Injury by Disease (each employee)

3. Commercial General Liability

Commercial General Liability insurance, covering claims for bodily injury, death, and property damage, including premises and operations; independent contractors; products and completed operations coverage for not less than three (3) years from the final completion date; personal injury; property damage liability including X, C and U coverage; blanket contractual liability, covering Contractor's obligations under this Agreement; broad-form property damage liability coverage, with limits of \$1,000,000 per occurrence and \$2,000,000 aggregate per project.

4. Commercial Auto Liability

Commercial Auto Liability insurance providing coverage for all owned, non-owned, and hired automobiles used by the Contractor in the performance of the Work with a combined single limit of not less than \$1,000,000 for each occurrence of bodily injury and property damage.

5. Excess/Umbrella Liability (General and Major Subcontractors)

Excess or Umbrella Liability insurance with a limit of not less than \$10,000,000. This limit applies in excess of each of the coverages set forth above in paragraphs (2) Employer's Liability; (3) Commercial General Liability and (4) Commercial Auto Liability which are scheduled as primary. Umbrella or excess liability policy shall follow the form of the primary coverage set forth herein, exceed the underlying policy without gaps in limits and provide coverage as broad as the underlying insurance coverage.

6. Builder's Risk

The owner will procure and pay for "Builders Risk" insurance in an amount to be determined. The contractor will be notified of this amount prior to execution of the contract. The contractor will be responsible for the first \$1,000.00 of the deductible amount. Note this is a \$1,000 deductible for each claim.