

Request For Qualifications and Proposal

Construction Management as Constructor Services

County of Finney, Kansas

The County of Finney is soliciting qualifications for the services of a Construction Manager as Constructor during the planning, design, and construction of a Jail Detention Center project. The County has retained 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 \$55,000,000 GMP.

BACKGROUND INFORMATION

The Finney County Board of County Commissioners is responsible for maintaining an adequate jail facility, while the Sheriff is charged with the operations. A Jail Committee was appointed by the Board of County Commissioners, in an advisory capacity to make recommendations for jail and law enforcement facility improvements and to interact with the consultants during the planning phase of the project.

The jail and joint law enforcement facility currently in use was constructed in 1982 and expanded in 2001. The current jail facility is located on the third floor of the Law Enforcement Center (LEC), above the Sheriff's Department offices on the second floor and the Police Department offices on the first floor. Over the last several years there have been many incidents where the Sheriff's and Police Department's offices has been flooded with water and sewage from the plumbing and jail operations above.

A technical assessment of the Jail and LEC was completed in 2024, by Justice Planners LLC.. Justice Planners worked with members of the Finney County Jail/LEC Planning Advisory Committee, Sheriff's Department staff, County Administration, and HMN Architects in planning and determining the needs of the detention facility

The City of Garden City currently has a population of approximately 28,000 citizens and is the largest city within the county. Finney County is the second largest county in size in the state and has a total population of about 38,000. The planning phase included an evaluation of constructing a new jail facility and remodeling improvements to the Law Enforcement Center that will accommodate growth over the next 20 years.

PROJECT

Description:

The Project is a new jail facility of approximately 56,575 sq. ft. located at Kansas Avenue and VFW Road. The Project includes the general site development on the selected site, including parking. The planned building will be an indirect supervision facility with 200 inmate beds, with kitchen and laundry facilities, a multi-purpose room, and administrative support areas and building services areas. The design also includes plans for future expansion.

Team:

1. Architect: HMN Architects.
2. MEPF Engineers: Henderson Engineers, Inc.
3. Structural Engineer: Walter P. Moore

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Budget:

The proposed facility is expected to have a \$55 million construction value.

Project Schedule:

The Project has currently been designed through the Design Development phase and 100% construction documents will be available on June 30, 2026. The CM will be required to provide a cost estimate within 30 days of notification of being selected and provide the Guaranteed Maximum Price upon completion of 90% Construction Documents.

QUALIFICATIONS AND EVALUATION CRITERIA

Selection of the construction manager-at-risk is a two-step process.

The first step of the two-step process is the request for qualifications.

In step two, the political subdivision will review the construction manager-at-risk's proposed fee and its price for fulfilling the general conditions. No Fee Proposal is required at this time; however, the short-listed firms selected for an interview will be asked to submit a Fee Proposal at the beginning of their interview.

Qualifications shall account for 40 percent of the evaluation. Cost shall account for 60 percent of the evaluation.

The Construction Manager is expected to provide a full range of pre-construction and construction phase services. Qualified firms should respond with five (5) copies of a written qualification and one (1) electronic copy on a USB flash drive.

1. Construction management approach and proposed services.
2. Explain how contingency will be used in depth.
3. Key personnel of the firm and their educational background, experience, and qualifications.
4. List experience with respect to jail/justice facility projects where full construction management services were provided.
5. List experience with projects with a similar project budget / scope.
6. 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.
7. Provide a construction schedule assuming that bid documents will be available June 30, 2026. Architects Design schedule can be provided upon request.
8. Information about the company.
9. References from three entities where construction management was utilized, where pre-construction services were provided, and work packages were individually bid to trade contractors. Describe how work packages were tailored to encourage local contractors to bid. County Commission or publicly funded projects are encouraged.
10. A minimum of three financial references.

From the information provided, firms may be selected to be interviewed. The County of Finney has the right to accept or reject any or all proposals and to waive any informalities in the review process.

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All qualifications are to be received by 9:00 AM CSDT on January 30, 2026, sent to the attention of:

Dori Munyan
County Clerk
Finney County
311 N 9th
Garden City, KS 67846

SELECTION PROCESS

The selection committee shall develop a short list of three (3) or less qualified Construction Managers to request a proposal and may conduct interviews.

The proposals shall be on the form included in the RFQ along with a sample schedule for values proposed for this project indicating the line items covered in the General Conditions. Proposals shall be sealed and will be opened and read aloud.

Negotiations will begin with the CM determined by the Finney County Commission to be the most qualified based on the two step process. If an agreement cannot be reached the County will formally end negotiations and enter into the negotiations with the next most qualified vendor.

The County will utilize AIA A133-2019 as the prime contract.

The following statement shall be completed by an Owner, Officer, or Principal of the firm to accompany the submittal:

The information contained herein is true and accurate to the best of my knowledge. Further, the signature below certifies that the response has been completed with no consultation, collaboration or conversation with other vendors competing on this project:

*Name of Firm
Signature of Owner, Officer or Principal
Printed Name
Title
Date*

Any effort to influence any employee, department head, appointed official, or elected official are grounds to void a potential or current contract.

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TIMELINE

The timeline listed below is the County of Finney estimation of time required to complete the selection process. All efforts shall be made to abide by this schedule; however, it is subject to change if necessary:

Issuance of RFQ	January 2, 2026
Deadline for RFQ Questions	January 16, 2026
Issue Final RFQ Clarifications	January 23, 2026
RFQ Due	January 30, 2026, 9:00 a.m.
Short List Determined	February 13, 2026
Short List Notifications Sent	February 16, 2026
Interview Date and Proposals due	February 27, 2026
Open Proposals	February 27, 2026, 1:00 p.m.
Selection to Begin Negotiations Determined	March 16, 2026

CLARIFICATIONS:

All questions and requests for additional information or clarification shall be emailed to the Point of Contact listed below and an email response will be distributed to all firms prior to the final submittal date.

Derek Ramos
County Administrator
311 N 9th Street
Garden City, KS 67846
Email: dramos@finneycounty.org

Please copy all emails to lhagerman@finneycounty.org

By submitting a Qualifications in response to this RFQ, the respondent accepts the evaluation process and methodology, as well as acknowledges and accepts that the determination of the "most qualified and capable" firm(s) will require subjective judgments by the Selection Committee and the County. Thank you in advance for your interest in the Finney County Jail Project.

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Construction Management Services Fee and Cost Summary

Bidder Information:

1. Company Name: _____
2. Contact Name and Phone: _____
3. Company Address (city and State): _____

FEES		Total
Fee	(____)%	\$ _____
Markup on Changes	(____)%	

GENERAL CONDITIONS	Months	Unit Cost	Scheduled Value
Staff			\$ _____
Office and Equipment			\$ _____
Temporary Construction			\$ _____
Bonds and Insurance			\$ _____
Overhead and Profit			\$ _____
Other Costs			\$ _____
GENERAL CONDITIONS TOTAL:			\$ _____

CONTINGENCY

Proposed Contingency to be included in GMP: \$ _____

TOTAL COMPENSATION: \$ _____

As an attachment to this proposal form provide the following:

1. Proposal shall include a schedule of values as an attachment for the project indicating line items to be provided under the general conditions.
2. Provide detailed list indicating what is included and excluded in the General Conditions.
3. Provide detailed description of how the proposed contingency was calculated and how contingency will be used.