REQUEST FOR QUALIFICATIONS

General Contractor
Construction Manager
(GC/CM)

Rochester School District
Water System Replacement

Rochester, WA

Submittal Deadline: June 17, 2026

General Contractor/Construction Manager Services

1.0 INTRODUCTION

Rochester School District (RSD) is accepting Proposals from General Contractor/Construction Managers (GC/CM or Contractor) to:

- Embrace a team culture by working collaboratively and proactively with the project team including RSD, AHBL, KWA, specialty consultants, key subcontractors and vendors who are focused on the best interest of the project, RSD staff and students.
- Provide high quality pre-construction consulting services including cost estimating (establishing the MACC and NSS budgets), sequencing of work, scheduling, phasing logistics, value engineering and implementation, constructability reviews, collaboration with the design consultants, and assistance in the selection of materials and building systems.
- Assist RSD in establishing and achieving design and construction goals.
- Solicit and manage subcontractor and supplier procurement/bidding.
- Participation in design and coordination meetings during all phases of the project.
- Participate in planning, permitting and approvals with Authorities Having Jurisdiction
- Provide high quality construction services to deliver a highest quality project, safely, on time and under budget.

RSD intends to award a contract for GC/CM services ("GC/CM Contract") utilizing a three-step competitive process to procure the most qualified contractor with the strongest management team at market competitive fees. The first step shall consist of proposals, as set forth in Section 6 of this RFQ and evaluated in accordance with the criteria set forth in Section 12. Based on evaluations of submitted proposals, a number of the firms judged by RSD to be most highly ranked will be asked to participate in an extended interview process including active construction site visits and team interviews. Based on RSD's evaluation of the interviews, the firms judged by RSD to be most highly qualified will be invited to submit final proposals for pricing of specified general conditions and contractor's fee.

All costs incurred by firms choosing to participate in this RFQ process shall be borne by the proposing firms.

Project Team Members:

Dr. Jennifer Bethman, Rochester School District, Superintendent

Ed Dowell, Rochester School District, Director of Maintenance & Custodial

Justin Black, Rochester School District, Director of Curriculum & Technology

Jill Pratt, Rochester School District, Business Manager

Todd Sawin, AHBL, Design Engineer

Kasey Wyatt, KWA Consulting Group, Program / Project Manager

2.0 PROJECT DESCRIPTION AND REASONS FOR USING GC/CM PROCESS

The Rochester School District Water System Replacement Project will replace the existing failing water system that serves Rochester High School, Grand Mound Elementary School, Rochester Primary School and the District's Maintenance Facility. The existing water system is 40 years old, consisting of a 78,000-gallon square in ground water reservoir and 4 above ground concrete calcite tanks. The system has surpassed its useable life, has required constant repairs, and does not meet current requirements for fire protection of the three schools and maintenance facility that all share a campus.

The scope of the new water system project is the construction of an approximately 360,000-gallon water tank for fire protection and 30,000-gallon tank for domestic water, a pump house with water treatment apparatus, controls, and a backup generator, new separate water lines to each building, and replacement of valves at the water supply and fire loops serving the buildings.

RSD desires to retain the GC/CM as a partner early in the project cycle to help establish the overall project goals including the final budget, detailed project scope and the delivery schedule.

By delivering the Project using the GC/CM delivery method, RSD hopes to benefit from the knowledge and experience of the selected GC/CM to obtain a high-value and high-quality Project at a reasonable cost. RSD believes the success of the Project depends greatly on the experience and qualifications of the selected GC/CM and its staff that will provide Preconstruction and Construction Services.

RSD expects the GC/CM procurement and project delivery method will provide a fiscal benefit through greater cost certainty associated with the MACC; reduced claims risks; reduced change orders because of early GC/CM involvement with the Project; and opportunity to optimize life-cycle savings.

3.0 SCHEDULE

The following is the projected schedule for completion of the project.

3.1 Selection of GC/CM

PRC Approval	May 29, 2026
1st Advertisement for GC/CM	June 2, 2026
2nd Advertisement for GC/CM	June 9, 2026
Pre-Submittal Meeting	June 10, 2026
Receive Proposals	**June 17, 2026**
Notify GC/CM Shortlisted Firms	June 24, 2026
Interviews	July 16, 2026
Issue RFFP to Finalists (GC's & Fee pricing)	July 16, 2026
Open Final Proposals (GC's & Fee pricing)	July 17, 2026
Notification of Intent to Award to all Proposers	July 20, 2026
Board Approval of GC/CM	July 22, 2026
GC/CM Contract Signed, Commence service	July 29, 2026

3.2 Design and Construction

Schematic Design	July 29, 2026 – September 9, 2026
Design Development	September 9, 2026 – November 3, 2026
Construction Documents	November 3, 2026 – February 15, 2027
Early Site Construction	February 15, 2027 – March 26, 2027
Building Construction	April 1, 2027 – August 18, 2027
Systems Operational	August 18, 2027
Systems Testing & Training	August 18, 2027 – August 31, 2027
Existing System Demo	September 2027 – November 2027

4.0 SCOPE OF GC/CM SERVICES

RSD is seeking a highly qualified GC/CM firm led by a strong manager to participate as a critical, integrated team member throughout design and construction. Along with traditional pre-construction consulting services, RSD is seeking a GC/CM skilled in working closely with designers to integrate the best in current life cycle cost analysis and total cost of ownership.

The GC/CM firm must be skilled in all aspects typical to a general contractor and construction manager, including, but not limited to, developing Critical Path Method (CPM) schedules, preparing construction estimates, performing value engineering and life-cycle cost studies, analyzing alternative designs, studying labor conditions, understanding construction methods and techniques, performing constructability reviews, phasing and sequencing of work, and coordinating and communicating the activities of the team throughout the design and construction phases to all members of the project delivery team. In addition, the GC/CM must be familiar with the local labor and subcontracting market and be capable of working with subcontractors to generate viable pricing alternatives.

5.0 SELECTION AND AWARD PROCESS

RSD intends to contract for GC/CM services on the basis of a combination of qualifications and fees as described below.

5.1 All firms submitting Proposals will be evaluated on the basis of the evaluation criteria set forth in Section 12 of these instructions. The firms judged by RSD to be most highly ranked based on the written Proposals and checking of related references will be invited to participate in interviews. RSD anticipates inviting two to four firms for interviews.

5.2 RSD will evaluate the interviews based on the criteria stated in Section 12. As a result of its evaluation of the interviews, RSD will invite a number of firms that it judges to be highest ranked to submit Final Proposals for pricing of the Specific General Conditions work and GC/CM Fee. Prior to the due date for submission of Final Proposals, these finalists will receive RSD's form of Agreement, General Conditions, and descriptions of items to be provided in the Specified General Conditions and GC/CM Fee.

5.3 The GC/CM earning the highest combined score as a result of the interviews and Final Proposals will be invited to enter into an agreement with RSD that provides for preconstruction services and MACC negotiations.

5.4 MACC negotiations are expected to occur pursuant to the GC/CM Agreement when the scope of the project is adequately defined and the Construction Documents are at least ninety percent (90%) complete, as mutually determined by the GC/CM and RSD, but no later than the completion of the Construction Documents. If a MACC is successfully negotiated, the parties will execute an amendment to the GC/CM Agreement.

5.5 Should the Contractor and Owner fail to agree on a satisfactory MACC that RSD determines to be fair, reasonable and within its available funds, RSD may cancel the negotiations, negotiate with the next highest ranked firm, or terminate the GC/CM procurement process and pursue firm, fixed price bids.

6.0 PROPOSAL FORMAT

Respond to each of the items set forth below in a clear and concise manner. Responses must be in the same order as listed, clearly separated with tabs and labeled by response. Pay attention to specific requests for information. The submittals shall be organized in a manner that will enable the GC/CM selection committee to quickly assess pertinent information. The submittal shall be bound in 8-1/2" x 11" format; two (2) signed hard copies and one (1) PDF copy supplied via flash drive are required. The

submittals shall be tabbed according to section 6. Please limit submittals to 20 double sided pages' maximum excluding letter of interest, tabs and contractor verification form.

Any questions regarding this procurement process should be directed to Kasey Wyatt via email at kwyatt@kwacg.com

Submit copies of the Statement of Qualifications by 1:00 P.M. PST June 17, 2026, to:

Kasey Wyatt
Rochester School District, District Office
10140 Hwy 12 SW
Rochester, WA 98579

6.1 Letter of Interest: (0 points)

The letter of interest should not be more than two (2) pages and may contain any information not shown elsewhere in the submittals. Also, submit an executed Contractor Verification Form (this form is a requirement for consideration of the Statement of Qualifications). See Exhibit A.

6.2 Staff Qualifications: (10 points)

6.2.1 Provide an organizational chart and a narrative staffing plan showing proposed staff, reporting relationships and key responsibilities for each staff member. Describe roles and responsibilities for pre-construction and construction phase services. At a minimum include information for the following staff members: the principal-in-charge or corporate executive dedicated to the project, project manager, superintendent, project engineer, the estimator, the scheduler and the safety officer. The proposer will provide, for the duration of the project, the full complement of staff, including key individuals identified in this proposal.

Clearly identify the key individual(s) who will provide a leadership role for the project and be the day to day contact for RSD. Demonstrate how this individual has accomplished a similar role on other projects.

6.2.2 Provide detailed resumes for each proposed staff member, including the last 5 relevant projects, employment history, specialized experience, technical competence, qualifications, and personal references.

6.3 Firm Past Performance on Relevant Projects: (10 points)

6.3.1 Provide a description of the history and capabilities of your firm. Describe the types of projects or services the firm normally performs and the relative dollar value of each. Provide the firm's bonding capacity and state the ability of the firm to bond this project. List the name, contact person, and telephone number of the firm's bonding agent, and include a statement from the bonding agent committing to bond this project.

6.3.2 Provide profiles of at least three (3) projects of similar size, scope, and complexity regardless of delivery method. For each project, provide the duration of construction, initial negotiated price, the final negotiated price, references from

both Owner and Architect (including the manager who is familiar with your firm's performance) and note if any of the individuals named in your project team participated as members of the project team for the listed project.

6.4 Self-performed Work, Location, and Current Workload (6 points)

6.4.1 Describe the work your firm typically self performs and your capability to do so on this project. How will you ensure price competition on these scopes of work?

6.4.2 Describe the typical geographic range of your firm's work. If Rochester is outside of that typical geographic range, how do you plan on managing this work to the benefit of RSD, including pre-construction meeting attendance and management during construction?

6.4.3 Provide a summary of your firm's recent, current and projected workload in addition to this project. What has been your annual volume of work (in dollars) for each of the past five (5) years? What is your anticipated volume of work (in dollars) for the current year, and what is your plan for the next three (3) years?

6.5 Accident Prevention, Safety, and Claims (2 points)

6.5.1 Provide a summary of your team's accident prevention program and submit your team's EMR and OSHA (WISHA) Lost Time Accident Rate for each of the past five (5) years.

6.5.2 Provide a record of claims, litigation, or arbitration matters initiated by your firm or against your firm (in which you were a named party), for each of the last five years. List the name of the project, the date of litigation, the amount of the settlement or judgment, and identify your involvement, i.e. defendant or plaintiff.

6.5.3 Provide a record of complaints filed against your firm by regulatory agencies (e.g., OSHA, L&I, WSHA, WDFW, WDOE, County regulators, etc.) for each of the last five years. List the name of the project, the date of complaint, the amount of the settlement and identify your involvement, i.e. defendant or plaintiff.

6.6 Project Approach: (10 points)

6.6.1 Discuss your firm's approach to completing the project. How will you support RSD's ambitious design and integrated team delivery goals?

6.6.2 Describe your firm's estimating capabilities and cost tracking approach when working as a project team member during design. Describe the proposed project team's experience in actively interfacing with the design team to provide continuous, real-time cost feedback and estimating services.

6.6.3 Describe your firm's approach to determining and assessing constructability issues and proposing value engineering and assessing alternative construction options, products and engineering systems for cost savings and life cycle cost design considerations.

6.6.4 Provide your firm's approach to quality control during design and construction including coordination of subcontract work and commissioning building systems. Include a description of the quality control plan and the levels and authority of the individual's assigned responsibility.

6.7 DBE/MWBE Approach (2 points)

6.7.1 Provide your firm's DBE/MWBE outreach plan during design and construction including coordination of materials procurement and subcontract work.

7.0 INTERVIEWS (40 points)

The most highly ranked firms submitting SOQ's will be invited for extended interviews to assist RSD in determining the proposers with the strongest management teams, including their leadership and communication skills. RSD plans to hold a formal interview at RSD offices.

Should your firm be invited to interview, questions will be directed to the proposed key project staff. At a minimum, the corporate executive, the project manager and project superintendents dedicated to the project, project estimator and the key individuals responsible for preconstruction services shall be in attendance. In addition to presenting qualifications, experience, and the project team's approach to the project, the interviewees will be expected to respond to questions from the panel regarding the firm's proposal as well as additional questions that might be posed in correspondence directed to the most qualified proposers after this solicitation is closed. The length and format for the interview will be provided to the short-listed firms.

8.0 FEE PROPOSALS (20 points)

Following interviews, RSD may at its sole discretion invite selected firms to submit fee proposals. If a fee proposal is requested, the firm will be required to submit two (2) amounts on a form to be provided by RSD. The first number shall be for the GC/CM fee" and the second shall be for the "Specified General Conditions Work." The terms "GC/CM fee" and "Specified General Conditions Work" will be specifically defined in the GC/CM Contract to be provided to those firms selected to submit final proposals

8.1 State your fee as a percentage and multiply it by the estimated contract sum to determine a single lump sum number for the dollar amount of the GC/CM Fee. The dollar amount of the fee will be added to the dollar amount for the Specified General Conditions Work to determine a single number, the proposer's total proposal.

8.2 No other entries, modifications, or qualifications should be made to the proposal. RSD reserves the right to reject any or all proposals, and to waive informalities or non-material irregularities in the proposals received.

8.3 The name, address, and contractor registration number of proposer shall be typed or printed on the bid in the space provided. The name must match the name on the proposal guarantee.

8.4 Proposals must be submitted on the forms furnished by RSD or on copies of those forms and signed.

8.5 Proposers shall submit proposals in the format provided in the proposal form. Only the amounts and information asked for in the proposal form will be considered as the proposal. All blank spaces must be filled in.

9.0 CONTRACTOR'S RESPONSIBILITY

At the time of submitting Proposals, all proposers must be registered by the Washington State Department of Labor and Industries in accordance with RCW 18.27.020; have a current UBI number; as applicable, have Industrial Insurance (worker's compensation) coverage for the bidder's employees working in Washington, as required in RCW Title 51, Washington Employment Security Department Number as required in RCW Title 50, and Washington Department of Revenue State Excise Tax registration number as required in RCW Title 82; not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3); and/or satisfy the bidder responsibility criteria in RCW 43.19.1911.

10.0 PROPOSAL GUARANTEE

Proposers are not required to provide a bid bond or similar security.

11.0 DBE/MWBE OUTREACH

RSD encourages proposal from disadvantaged and women and minority business enterprises and outreach to these organizations as part of subcontractor bid packages on this project.

12.0 EVALUATION CRITERIA

All the proposals received will be reviewed by an evaluation committee appointed by RSD. Each evaluation criterion has been assigned points based on its relative value to the GC/CM selection process as a whole. The criteria and their associated points are as follows:

12.1 Proposals

12.1.1	Staff qualifications	10 points
12.1.2	Past performance on relevant projects	10 points
12.1.3	Self-performed work, firm location, current workload	6 points
12.1.4	Accident prevention program and safety record	2 points
12.1.5	Project approach	10 points
12.1.6	DBE/MWBE approach	2 points
	Subtotal:	**40 Points**

12.2 Interviews

The Selection Committee will review all conforming proposals received in response to this RFQ, and based upon the results of their scoring, develop a short list of firms to interview. Presentation topics, information, and/or format will be transmitted to appropriate firms.

40 Points

12.3 Fee Proposals

Some or all the firms that RSD determines to be most highly qualified based upon the Interviews will be invited to submit sealed Final Proposals for the GC/CM Fee and Specified General Conditions work. The lowest conforming Fee Proposal will receive 20 points. All other Fee Proposals shall be evaluated as follows:

(Low Conforming Fee*/Fee Submitted) x 20 Points = Points Awarded

*Low Conforming Fee = GC Fee + Specified General Conditions; conforming fee is defined as a fee that conforms to the requirements in the forthcoming RFFP.

Subtotal 20 Points

Total Possible Points 100
Points

The firm awarded the highest number of total points will be retained to provide pre-construction services and negotiation of the GMP.

RSD reserves the right to waive any informalities or irregularities in any submittal.