

NOTICE REQUESTING PROPOSALS

Cass County, Missouri is requesting and soliciting proposals from qualified construction managers for construction management as advisor services in connection with the Cass County Old Historic Courthouse Repair Project, consisting of repair and restoration of the historic structure. Construction management services may include services during the preconstruction phase, the construction phase, or both, as authorized by §§ 8.675–8.687, RSMo. Proposals shall be submitted in accordance with the Request for Qualifications issued by Cass County and must be received no later than March 12, 2026 by Noon. Four copies must be submitted to: Cass County Commission, c/o Kayleigh Bowes, 102 East Wall Street, Harrisonville, Missouri 64701. The Request for Qualifications may be obtained from the County’s website (www.casscounty.com) or by contacting Kayleigh Bowes at kayleighb@casscounty.com.

Cass County Commission

REQUEST FOR QUALIFICATIONS
Construction Manager as Advisor Services
Cass County Old Historic Courthouse Repair Project
Cass County, Missouri

1. Project Description

The Project consists of repair and restoration work at the Cass County Old Historic Courthouse, including temporary structural support, removal and reinstallation of historic brick and masonry elements, and related repairs necessary to preserve the historic structure. The County seeks to engage a Construction Manager as Advisor to provide construction management services as defined in § 8.675, RSMo. The Construction Manager will provide services during the preconstruction phase, the construction phase, or both, as determined by the County. The Project includes, at a minimum, the following construction elements, which shall inform the Construction Manager's services:

1. Temporary support of a corner of an existing column in a designated area.
2. Installation of a temporary metal column to allow removal of an existing brick column.
3. Careful removal, cleaning, and reinstallation of existing brick. Replacement brick, if required, shall match existing brick as closely as possible in visual appearance.
4. Removal and replacement of mortar in affected brick walls.
5. Use of Type "O" limestone-based mortar, suitable for historic masonry, with minimal Portland cement to ensure flexibility and compatibility with fragile historic brick.
6. Replacement mortar color shall match existing mortar as closely as possible in visual appearance.
7. No bond adhesives shall be used.
8. Mortar texture, tooling, and finish shall match existing conditions.

Consistent with §§ 8.683 and 8.685, RSMo:

1. The Construction Manager shall not bid on or perform any actual construction work on the Project.
2. No construction firm that controls, is controlled by, or shares common ownership or control with the Construction Manager may bid on or perform construction work on the Project.
3. The Construction Manager shall not guarantee, warrant, or assume financial responsibility for the work of others.
4. The Construction Manager shall not provide a guaranteed maximum price (GMP).
5. The Construction Manager shall not furnish or guarantee performance or payment bonds for contractors.
6. All construction work shall be awarded by competitive bidding and all contractors shall contract directly with the County.

2. Selection Procedure

This RFQ is issued pursuant to § 8.679, RSMo. In selecting a Construction Manager, the County will consider the criteria set forth in § 8.681, RSMo, including, but not limited to:

- Qualifications and experience with comparable projects
- Ability to perform construction management services of similar scope and complexity
- Experience managing historic or masonry restoration projects
- Qualifications of personnel assigned to the Project
- Financial strength and management systems

The County may negotiate a contract for construction management services with any selected construction manager in accordance with law. The County reserves the right to reject any or all submissions, waive informalities, and to take such actions as it deems to be in the best interest of the County.

3. Submission Requirements

Each respondent shall submit a statement of qualifications that includes:

1. Firm name, address, and primary contact information.
2. Description of the firm's experience providing construction management services under §§ 8.675–8.687, RSMo.
3. Description of experience on projects comparable in scope, complexity, and historic nature.
4. Identification and qualifications of key personnel proposed for the Project.
5. References for public owners for whom construction management services have been performed.

4. Fees

Fees for construction management services, including overhead, profit, and reimbursable costs, shall be negotiated with the selected construction manager in accordance with § 8.681, RSMo. Fee proposals are not requested and shall not be submitted with responses to this RFQ.

5. Submission Deadline

Qualifications must be received by: March 12, 2026 by Noon.

Four copies must be submitted to: Cass County Commission, c/o Kayleigh Bowes, 102 East Wall Street, Harrisonville, Missouri 64701.

6. Addenda

Any addenda issued to this RFQ shall be posted on County's website.