

REQUEST FOR QUALIFICATIONS (RFQ)
CONSTRUCTION MANAGER AT RISK (CMAR)
BEEKMAN CHARTER SCHOOL
BASTROP, LOUISIANA

RFQ No.: BCS-CMAR-2026-01

Date of Issue: May 7, 2026

I. STATUTORY AUTHORITY AND PUBLIC INTEREST

This Request for Qualifications (RFQ) is issued by Beekman Charter School (the “School”), in strict accordance with Louisiana Revised Statutes 38:2225.2.4 governing the procurement of Construction Manager at Risk (CMAR) services. The School, acting through its Board of Directors (the “Board”), has determined that the CMAR delivery method is in the best interest of the public due to its ability to enhance cost control, improve schedule certainty, provide early contractor involvement, and reduce overall project risk. The CMAR delivery method promotes a collaborative approach among the Owner, Architect, and Contractor, allowing for improved constructability analysis, value engineering, and phased construction where appropriate.

II. REQUEST FOR QUALIFICATIONS PROCESS

This procurement is a qualifications-based selection process. No pricing, fees, or cost proposals shall be submitted at this stage. All respondents shall submit Statements of Qualifications demonstrating their experience, technical competence, financial capability, and past performance on projects of similar size and complexity. A Selection Review Committee, appointed by the Owner in accordance with Louisiana law, shall evaluate all submittals. The Architect of Record for this Project shall not serve on the Selection Review Committee and shall not participate in scoring or ranking of respondents. The Selection Review Committee shall rank respondents and make a recommendation to the Owner.

The Owner shall enter into negotiations with the highest-ranked firm. If an agreement cannot be reached, the Owner shall formally terminate negotiations and proceed to the next highest-ranked firm, in accordance with Louisiana law.

III. PROJECT DESCRIPTION

The Project consists of capital improvements to the Beekman Charter School campus located at 15190 A.M. Baker Road, Bastrop, Louisiana. The work includes construction of a new two-story classroom building consisting of approximately 21,673 square feet of first-floor heated area, 14,394 square feet of second-floor heated area, and approximately 2,787 square feet of unheated covered porch area, along with associated site improvements including parking, circulation, utilities, drainage, and related infrastructure (**See Attachment A**). The estimated construction budget is approximately Eight Million Dollars (\$8,000,000.00).

IV. PRECONSTRUCTION SERVICES

The selected CMAR shall provide comprehensive preconstruction services including cost estimating, value engineering, constructability reviews, scheduling, procurement planning, and coordination with the Architect and Owner. At appropriate stages of design development, including approximately sixty percent (60%) and ninety percent (90%) completion, the CMAR shall provide updated cost estimates and participate in reconciliation with the Architect's opinion of probable cost. The CMAR shall develop and propose a Guaranteed Maximum Price (GMP) upon sufficient completion of the design documents.

Compensation for preconstruction services shall be established as part of contract negotiations with the highest-ranked firm and is anticipated to be structured as a fixed fee commensurate with the scope of services required for the Project.

The Owner reserves the right to negotiate all aspects of compensation, including preconstruction services, CMAR fees, and general conditions, in accordance with Louisiana Revised Statutes governing CMAR procurement.

V. MANDATORY PRE-SUBMITTAL CONFERENCE

A mandatory pre-submittal conference will be held at the project site on Thursday, May 28, 2026 at 10:00 AM. Attendance is required for all firms intending to submit qualifications. Failure to attend shall result in disqualification of the respondent.

VI. SUBMISSION REQUIREMENTS

Sealed Qualifications Statements must be received at 15190 A.M. Baker Rd, Bastrop, LA 71220 on or before Tuesday, June 9, 2026 at 2:00 PM (the "Submission Deadline"). Faxed and/or emailed Qualifications Statements will not be accepted. Any submissions received after the Submission Deadline will not be considered. Questions regarding this RFQ shall be submitted in writing to Keith Huntsman, School Board President of Beekman Charter School, by no later than Tuesday, June 2 2026 at 2:00 PM.

VII. QUALIFICATIONS STATEMENT

Each respondent shall complete and submit a Qualifications Statement as part of their submission (**See Attachment B**). See GENERAL AND ADMINISTRATIVE MATTERS for additional submission requirements. The information provided shall be accurate and complete, and shall be signed by an authorized representative of the firm.

Summary of Qualification Statements Scoring Criteria:

1. Firm Background and Safety Record – 20 points
2. Relevant Project Experience – 30 points
3. CMAR / Alternative Delivery Project Experience – 25 points
4. Methodology / Schedule – 25 points

Maximum Total Points on Qualification Statement: 100 points.

The three (3) firms scoring highest on the Qualifications Statements will be shortlisted and invited to interview. The interview/presentation will account for up to twenty-five (25) additional points. Maximum Total Points: 125 points.

VIII. SCHEDULE OF EVENTS

- Solicitation Begins / RFQ Issued: May 7, 2026
- Mandatory Pre-Proposal Meeting: May 28, 2026 at 10:00 AM
- Deadline for Questions: June 2, 2026 at 2:00 PM
- Deadline for Submission of Qualifications Statements: June 9, 2026 at 2:00 PM
- CMAR Interviews (Top 3 Firms): June 22 - 24, 2026 (anticipated)
- Selection Committee Recommendation: June 29, 2026 (anticipated)
- Board Selection / Award: July 3, 2026 (anticipated)

All times are Central Time. The School reserves the right to adjust the Schedule of Events upon notice.

IX. GENERAL AND ADMINISTRATIVE MATTERS

This RFQ is available online at <https://www.beekmancharter.org/CMARinformation> and may be obtained by contacting Keith Huntsman khmech@windstream.net. Each proposer is responsible for all costs associated with preparing and submitting Qualifications Statements.

Questions concerning the contents of this solicitation shall be submitted in writing to Keith Huntsman no later than June 2, 2026 at 2:00 PM. No oral interpretations shall be binding.

Proposers shall submit one (1) original marked "Original", five (5) copies marked "Copy", and one (1) electronic copy on USB by the Submission Deadline. Submission shall be sealed and received by Keith Huntsman at the Beekman Charter School Campus on or before the deadline.

Qualifications Statements should be prepared on 8.5" x 11" paper, bound and tabbed, with a table of contents matching the sections and tabs outlined herein. Use 10-point font or larger. Maximum length: seventy-five (75) single-sided pages, exclusive of table of contents, tabs, safety plan attachments, and Exhibits A–D.

Any attempt to directly contact and/or influence any member of the selection review committee or Board members regarding the selection decision may result in disqualification.

By submitting a Qualifications Statement, proposers acknowledge the statutory limitation on challenges to CMAR selection decisions except for fraud, bias for pecuniary or personal reasons not related to the taxpayer's interest, or arbitrary and capricious selection.

The School is tax-exempt to the extent allowed by Louisiana law. The CMAR must comply with all applicable federal, state, and local laws and regulations.

The Owner reserves the right to reject any or all submittals, to waive technicalities and informalities, and to cancel this solicitation if deemed in the best interest of the public. All respondents must comply with applicable federal, state, and local laws and regulations.

X. REQUIRED EXHIBITS

The following exhibits shall be included within the sealed Qualifications Statements package:

Exhibit A – Louisiana Contractor’s License

Exhibit B – Non-Collusion Affidavit (La. R.S. 38:2224)

Exhibit C – Affidavit Regarding Criminal Convictions (La. R.S. 38:2227)

Exhibit D – Affidavit for Verification of Employees (La. R.S. 38:2212.10)