



DEPARTMENT OF PUBLIC WORKS & UTILITIES

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March 3, 2025

Re: Invitation to Provide Qualifications for Construction Project for EaglePicher Technologies at Pittsburg Kansas

We are pleased to invite your company to participate in the qualification stage for a significant construction project for EaglePicher Technologies to be located in Pittsburg Kansas. This project is designed to ensure that EaglePicher can effectively meet production demands while maintaining operational efficiency and compliance with industry standards in Thermal Battery production. This project is being developed in conjunction with the City of Pittsburg Kansas. The City will be the Owner of the project which will be leased to EaglePicher Technologies.

Project Description:

This work will be delivered using the A102 – 2017 Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price. The project encompasses the development of a new manufacturing facility for EaglePicher. This facility, strategically located in Pittsburg Kansas, will consist of an approximately 17,000 to 20,000 square foot building, and the development of approximately 2.6 acres of green field property located off Research Rd in Pittsburg. The project will be executed on an expedited schedule to meet the owners' anticipated 9-month construction schedule, with process equipment install expected to occur in December of 2025. The selected contractor should expect a initial Civil and Shell building package release the first part of April 2025 followed shortly by at MEPF package approximately one month later.

The facility will include the construction of a metal building consisting of Office space and Manufacturing (such as machining, assembling, and testing), storage and shipping and receiving. Industrial gas storage (hydrogen, argon and nitrogen) will be in a fenced yard outside the building.

To initiate the qualification process, we kindly request that your company provide the following information by March 7, 2025: Please address submissions to: Cromwell Architects Engineers at the email address below.

2025-005@projects.cromwell.com

- **Company Profile:** A brief overview of the company, including history, size, and areas of expertise.
- **Relevant Experience:** Details of past projects similar in scope and complexity, including project descriptions, locations, and timelines.
- **Key Personnel:** Resumes or qualifications of key team members who will be involved in the project, highlighting relevant experience.

- Bonding Capacity Documentation: Proof of bonding capacity, including the name of the bonding company and the maximum bond amount available.
- Financial Statements: Recent financial statements (e.g., balance sheet and income statement) to demonstrate financial stability.
- Licenses and Certifications: Copies of any relevant licenses, certifications, or accreditations held by the company.
- Safety Record: A summary of the company's safety record, including any safety awards or recognitions.
- References: Contact information for at least three references from previous clients or project partners.
- Quality Assurance Procedures: An outline of quality control processes and procedures that will be implemented during the project.
- Letter of Interest: A letter indicating the company's interest in participating in the project, signed by an authorized representative.
- Compliance with Regulations: Information on compliance with relevant regulations and industry standards (e.g., environmental, safety).
- Insurance Coverage: Documentation of general liability and workers' compensation insurance coverage.

Upon receipt, the City of Pittsburg and EaglePicher Technologies will review the submissions and shortlist contractors. Shortlisted contractors will be asked to provide a costing opinion based on a schematic document package to be issued by Cromwell Architects Engineers on March 11, 2025. Costing opinions are to be submitted on March 18th. Submissions should at a minimum include:

- Cost Estimate: A breakdown of costs for labor, materials, equipment, overhead, and profit margins, presented in a clear and organized format.
- Schedule of Values: A list that breaks down the total project cost into individual components or phases, making it easier to track progress and expenditures.
- Unit Pricing: Pricing for individual items or activities, which can help assess costs for potential changes or additional work.
- Assumptions and Clarifications: Any assumptions made in developing the estimate, including factors that could affect costs, such as market conditions, material availability, or labor rates.
- Construction Schedule: An estimated timeline for the project, including key milestones and completion dates, to align with the cost estimate.
- Contingency Provisions: Information on included contingencies for unforeseen circumstances, typically expressed as a percentage of the total project cost.
- Payment Schedule: Proposed payment terms and schedule linked to project milestones or phases.
- Alternatives and Value Engineering: Any alternative methods or materials that could reduce costs without compromising quality or compliance.
- Compliance Costs: Any costs related to compliance with industry standards, safety regulations, or environmental requirements.
- Risk Assessment: An overview of potential risks associated with the project and how they may impact costs or scheduling.
- Warranty Information: Details regarding warranties on work performed and materials used.
- Subcontractor Costs: If applicable, a list of subcontractors involved and their estimated costs.