

Public Building USA

REQUEST FOR QUALIFICATIONS

**CMaR CONTRACT
for
Pre-Construction and Construction Services
2012 Capital Improvements**

December 30, 2011

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REQUEST FOR QUALIFICATIONS

CMAR CONTRACT for PRE-CONSTRUCTION AND CONSTRUCTION Capital Improvements 2012

Public Building USA (PBUSA) is soliciting Statements of Qualifications (SOQ) from qualified firms or teams to provide Construction Manager at Risk (CMaR) services to PBUSA for the pre-construction and construction of potential projects slated to break ground during the 2012 calendar year. The estimated project costs range from \$10,000,000 to \$30,000,000.

SECTION I - PROJECT DESCRIPTIONS

The projects will require the CMaR to provide pre-construction and construction services for the 2012 calendar year Capital Improvement projects. PBUSA shall require that all firms responding to this RFQ have the ability to provide the services necessary to complete projects similar in nature to the following:

1. PBUSA recently completed a renovation to Columbia County's Jail Facility. This renovation included a 5 story expansion which added 192 beds to the jail. It also included new food service, loading docks, maintenance facility, and numerous remodeling projects to the existing facility.
 - a. Total Project Cost - \$19,600,000
 - b. Project Size - 75,000 square feet (New and Renovation)
 - c. Location - Wisconsin
 - d. LEED - Certified

2. PBUSA recently completed a recreation center project for the Lynnwood community. This project included 16,000 square feet of new space that includes a new leisure pool with water slides, a lazy river, racquetball courts, and additional weight room space.
 - a. Total Project Cost - \$17,059,870
 - b. Project Size - 45,292 square feet (New and Renovation)
 - c. Location - Washington (State)
 - d. LEED - Silver

3. PBUSA recently completed the new Anschutz Health Sciences Library. This project includes administrative space, circulation space, a learning resource center, material storage, and numerous other specialized building support spaces.
 - a. Total Project Cost - \$26,100,000
 - b. Project Size - 113,000 square feet
 - c. Location - Colorado
 - d. LEED - Gold

SECTION II - SCOPE OF WORK

The CMaR must be composed of experienced and highly regarded professionals who have demonstrated their ability to produce superior facilities on a cost-effective basis. PBUSA seeks a CMaR, under a single, responsible lead individual, which includes both pre-construction and construction services. The CMaR as submitted in the SOQ must include all key members of the CMaR.

Any changes to these key Team members for the duration of the project shall require PBUSA approval. The design and construction may occur sequentially, or may be fast-tracked where design and construction phases occur concurrently. A team concept will be utilized between the designer and the constructor. The CMaR will deliver the project through a guaranteed maximum price contract that will be negotiated using open-book competition at the subcontractor level.

A. Pre-Construction phase services by the CMaR will include, but are not limited to, the following:

- Review of the design at the SD, DD, and CD level
- Provide both constructability reviews and cost estimates to ensure the design is on track
- Providing detailed independent cost estimating and knowledge of marketplace conditions
- Providing project planning and scheduling for both the design phase and construction phase
- Providing value engineering solutions or value analysis on all building components
- Advising PBUSA of ways to gain efficiencies and timeliness in project delivery
- Providing long-lead procurement studies and initiating procurement of long-lead items
- Protecting the owner's sensitivity to quality, safety, and environmental factors
- Provide recommendations for achieving LEED certification

B. Construction phase services by the CMaR will include, but are not limited to, the following:

- Arranging for procurement and timely delivery of materials and equipment
- Scheduling and managing site operations in coordination with PBUSA
- Bidding, awarding, and managing all construction related contracts and subcontracts while meeting the PBUSA bid requirements
- Providing quality controls
- Bonding and insuring the construction
- Addressing all federal, state, and county permitting requirements
- Dealing with owner issues and participating in a weekly project meeting
- Maintaining a safe work site for all project participants

SECTION III - STATEMENT OF QUALIFICATIONS SELECTION CRITERIA

The CMaR will be selected through a qualifications-based selection process. Teams interested in providing CMaR services must submit a Statement of Qualifications (SOQ) that addresses the following issues:

A. CMaR's Capabilities (25 points)

1. Provide a general description of the Team that is proposing to provide CMaR services. Include all key team members. Explain the legal organization of the proposed Team. Provide an organization chart showing key personnel. Explain the Team's personnel, resources, financial capabilities, and proven track record to undertake and complete this type of work in a timely manner.
2. Provide the following information:
 - a. Company Name, Address, Contact Information, Owner Information
 - b. Any work typically done with own forces (self-perform work)
 - c. Safety Program (include EMR Rate over the last three (3) years)
 - d. Identify any contract or subcontract held by the Team or officers of the Team which has been terminated within the last five years. Identify any claims arising from a contract which resulted in litigation or arbitration within the last three years. Briefly describe the circumstances and the outcomes.
 - e. Explain how your firm develops a project approach starting with pre-construction services through final completion of the project that will ensure a successful project.
 - f. If selected as the finalist for this project, the Team will be required to provide a statement of the Company's bonding capacity from a surety. Indicate the Team's ability to provide Contract Performance and Payment bonds for 100% of the contract amount.
 - g. If selected as the finalist for this project, the Team will be required to provide a statement of the Company's insurability. The finalist will be required to furnish a certificate(s) of insurance meeting Public Building USA's insurance requirements.

B. Experience on Similar Projects (35 points)

1. Identify three to five comparable projects that the CMaR has successfully completed. For each comparable project identified, provide:
 - Year Completed or Expected Completion Date
 - Description of the project
 - Role of the Team, as well as services provided during design phase, i.e. cost estimating, scheduling, value engineering, etc.
 - Project's original contracted construction cost and completion date, and final construction cost and completion date
 - LEED Certification (if any)
 - Team's partnering efforts and successes
 - Project owner
 - Any other RELEVANT information
2. Identify any projects that the CMaR or their consultants have successfully completed that demonstrate experience in providing pre-construction and construction services on similar facilities. List a maximum of three projects with as much detail as space permits.

3. Identify projects that the CMAr has successfully completed that demonstrate experience in designing and constructing energy-efficient and LEED certified facilities.
4. Identify any projects that the CMAr has successfully completed that demonstrate experience in dealing with project-applicable governmental regulations, policies, and procedures.

C. Staff Qualifications (40 points)

1. Identify personnel with the CMAr that have the necessary qualifications to complete the project. For each key person identified, list at least two comparable projects in which they have played a primary role. If a project selected for a key person is the same as one selected for the CMAr (B. Above), provide just the project name and the role of the key person. For other projects provide:
 - Year Completed or Expected Completion Date
 - Description of the project
 - Role of the Team, as well as services provided during design phase, i.e. cost estimating, scheduling, value engineering, etc.
 - Project's original contracted construction cost and completion date, and final construction cost and completion date
 - LEED Certification (if any)
 - Team's partnering efforts and successes
 - Project owner
 - Any other RELEVANT information
2. Identify the home office location of key staff on this project, their length of time with the firm and/or Team, and the percent of their work expected to be done locally. Identify how key staff members previously completed similar projects. Special consideration will be given to Team members who have proven past experience together.
3. Identify the anticipated amount of time each Team member will be dedicated to the project.
4. List any proposed subconsultants, including key staff names, and the experience and qualifications of these individuals. Explain how key staff members for this proposed contract have sufficient experience.

SECTION IV - SUBMITTAL REQUIREMENTS

RFQ's cannot exceed ten (10) pages in length (a double sided copy counts as two pages), excluding cover page and table of contents. All RFQ's are due by 6:00 a.m. on 2/9/2011. A minimum of four (4) hard copies are required to be submitted. Late submissions will not be scored and shall receive a score of 0 for this portion of the project.

Each team shall submit the following items as an attachment to their SOQ. The items called out below shall not account for any of the pages in the ten (10) page maximum described above.

- One (1) 8.5x11 page with photos (head shots) of all of the team members (include alternate).
 - Photos shall be described by the individual's name and role in the company
- One (1) copy of each team member's real resume (one page maximum). (It is assumed that all of the information above in the SOQ will be fictitious).
- Signed Rules Acknowledgement by all team members including the alternate AND team sponsor or coach or faculty member. (see Exhibit A).

SECTION V - SELECTION PROCESS AND SCHEDULE

An Evaluation Committee will evaluate each Statement of Qualifications (SOQ) according to the above criteria and recommend the best qualified Team for the project.

First and Last (ONLY) day to submit questions before submittal of SOQs:
Monday, January 16, 2012 at 11:59:59 pm

SOQs Due:
Thursday, February 9, 2012 at 6:00 a.m.

RFPs Issued:
Thursday, February 9, 2012 at 6:00 a.m.

RFPs Due:
Thursday, February 9, 2012 - Time TBD

Interviews:
Friday, February 10, 2012 - Times TBD

Select best-qualified team:
Saturday, February 11, 2012 - Time TBD

Public Building USA will enter into negotiations with the selected CMAr and execute a contract upon completion of negotiation of fees. If PBUSA is unsuccessful in negotiating a contract with the best-qualified Team, PBUSA may then negotiate with the second or third most qualified Team until a contract is executed, or may decide to terminate the selection process.

SECTION VI – GENERAL INFORMATION

List of Firms – Request for Qualifications and Statement of Qualifications - Public Building USA will maintain a list of Teams/firms interested in the project (i.e., requesting a RFQ) and a list of Teams/firms submitting SOQs. All requests for RFQs shall be submitted in writing. SOQ and subsequent amendments, if any, will only be issued to Teams/firms on record.

Instructions - PBUSA shall not be held responsible for any oral instructions. Any changes to this Request for Qualifications will be in the form of an amendment, which will be furnished to all teams.

Public Building USA Rights - PBUSA reserves the right to reject any or all Statements of Qualifications, to waive any informality or irregularity in any Statement of Qualifications received, and to be the sole judge of the merits of the respective Statements of Qualifications.

Confidentiality – All information submitted during the procurement process and evaluation/ranking information shall be confidential until after execution of the final contract. Only the names of firms that submitted a SOQ and the final selection will be public information. After contracts are executed, all related information will be public information except proprietary information or trade secrets as designated confidential and with which PBUSA concurs. In accordance with procurement regulations, firms may request a debriefing by contacting Adam M. Hardy.

Questions - Questions pertaining to the CMaR selection process or contract issues should be directed to:

Adam M. Hardy
Mortenson Construction
adam.hardy@mortenson.com

EXHIBIT A—Rule Acknowledgement

By signing this document I am assuring the judging panel that I have personally read AND understand the Competition Rules for 2012 as posted on the following website http://asc67.org/rules_2012.html. Furthermore I understand that failure to abide by these rules shall result in immediate disqualification from the competition for the entire team. I will also put my school at risk to be allowed to compete in this problem statement in future years.

Only PRINTED DOCUMENTATION within the 'Problem Preview', 'Request for Qualifications', or 'Request for Proposals' may alter these rules as they pertain to the ASC Region VI Commercial Project for 2012.

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