



REQUEST FOR QUALIFICATIONS For Construction Manager at Risk with Guaranteed Maximum Price

Project Number LU23016
Health Sciences & Crisis Center
Issue Date: April 7, 2023

Lincoln University of Missouri will be accepting Qualification Statements for Construction Manager At Risk services to construct a new Health Sciences and Crisis Center along with renovations to Elliff Hall & Founders Hall. The new building includes Nursing Education and Science Simulation labs, classrooms and training/conference rooms to accommodate large groups. Elliff Hall is the current nursing program location and may be connected to the new building. Founders Hall houses several laboratory classrooms for STEM related fields.

The construction budget is approximately \$32 to \$36 million for new construction with an additional \$4 million for renovations of Elliff Hall. Of this \$40 million total will also include all architectural and construction management fees will also be paid. Ideally, there would also be some funds to help renovate science labs in Founders Hall. An architectural firm has already been selected.

ADVERTISEMENT FOR:

Qualifications for Construction Manager At Risk Services

Project Number: LU23016
Health Sciences & Crisis Center
Lincoln University
Jefferson City Missouri (Main Campus)

Project Size: The project is approximately \$32 to \$36 million in new construction and \$4 million in renovations on our Jefferson City campus.

Qualifications will be received on behalf of the Board of Curators by the Office of Facilities and Planning, Room 309 Young Hall in Jefferson City, Missouri 65101, until 4:00 pm on Friday April 28, 2023. Please submit six bound copies and an electronic copy on a thumb drive. The electronic copies should be formatted for portrait printing with left side binding. Any questions or comments, please contact us at lufacilitiesplanning@lincolnu.edu.

No other information will be shared publicly until the step-one evaluation is complete.

Request for Qualifications (RFQ) information may be obtained at:

<https://www.lincolnu.edu/about-lincoln/vice-president-of-administration-and-finance/facilities-and-planning.html>

Individuals with special needs as addressed by the Americans with Disabilities Act may contact LU's Projects Coordinator at 573-681-5084.

Advertisement Date: April 7, 2023

Attn: Jeffrey M. Barlow
Vice President of Administration and Finance
Acting Director of Facilities & Planning
Lincoln University

REQUEST FOR QUALIFICATIONS (RFQ) – Construction Manager at Risk with Guaranteed Maximum Price (GMP)

Advertisement Date: April 7, 2023
Project No: LU23016
Project Title: Health Sciences & Crisis Center

Lincoln University of Missouri is requesting qualifications from firms to provide Construction Manager at Risk (CMR) with guaranteed maximum price services for a transformational capital construction and renovation project. Qualifications will be received at the Office of Facilities and Planning in Room 309 of Young Hall, Lincoln University–Jefferson City, Missouri 65101, until 4:00 PM Central Time, Friday April 14, 2023. No other information will be shared until the evaluation process is complete.

This project shall have a Supplier Diversity participation goal of 10% MBE and 5% WBE/Veteran/Service-Disabled Veteran/DBE of the GMP. The Construction Manager at Risk is strongly encouraged to include minority and women owned firms. CMRs are also strongly encouraged to include Missouri-based firms on the team. Additional points will be awarded for firms that exceed the targeted thresholds for MBE/WBE participation.

General Project Information

A detailed scope is being developed in conjunction with our selected Architectural firm over the next few months. During that time, focus groups and other data collection methods will be used to determine the specific building needs and priorities. The CM At Risk firm selected will work with the architectural firm and the owner during the design phase.

Generally, the goal is to construct a new Health Sciences and Crisis Center along with renovations to Elliff Hall & Founders Hall. The new building includes Nursing Education and Science Simulation labs, classrooms and training/conference rooms to accommodate large groups. Elliff Hall is the current nursing program location and will likely be connected to the new building. Founders Hall houses several laboratory classrooms for STEM related fields.

The construction budget is approximately \$32 to \$36 million for new construction with an additional \$4 million for renovations of Elliff Hall. This \$40 million total will also include all architectural and construction management fees. Ideally, there would also be some funds to help renovate science labs in Founders Hall.

Description of Selection Process

The construction manager at risk will be selected using a two-step process.

Step One - Request for Qualifications (RFQ) shall consist of the review and ranking of each respective firm's qualifications and responses to the university's selection criteria as stated herein. No fees or prices are requested or shall be provided in Step One. This is a competitive process with points awarded for each category of the selection criteria (as hereinafter described). The university will utilize a review panel to evaluate the offerings and establish a preliminary ranking of the firms. Five or fewer firms with the highest preliminary ranking based on the firm's responses to the selection criteria will be selected to be interviewed by the owner's panel.

Step Two - Request for Proposals (RFP): Following the establishment and ranking of the short-listed firms, the RFP documents will be issued to the short-listed firms. The short-listed firms shall submit their cost

proposal in a sealed envelope, including their construction phase fee, lump sum cost for fulfilling the general conditions, cost of insurance and cost of performance and payment bonds, all in accordance with the step two provisions. The university selection committee will interview at least two of the firms before selecting the successful company. The selection committee will recommend a CM At Risk firm to the Board of Curators. Once approval has been received by the Board, work will begin immediately after a signed contract is completed. The Preconstruction Services scope and fee will be negotiated following receipt of proposals, but prior to contract award. Upon the successful conclusion of the negotiation, the Preconstruction Services scope and the Preconstruction Fee shall both be included in the Agreement Between Owner and Construction Manager as Constructor.

In addition to the information provided herein, a matrix detailing services to be included in each category will be issued in the RFP documents. All information submitted in Step One with respect to project specific organizational structure, staffing, and other selection criteria, in addition to the Step Two documents, shall establish the basis for Step Two pricing. Following contract award, the successful firm shall be required to provide, at a minimum, all staffing and services detailed in the firm's responses to selection criteria in step one and as otherwise required by the contract documents.

The final selection of the construction manager at risk will be based on a 2500 point system. Forty percent (40%) (1000 points) will be awarded as established by the review panel based on qualifications, responses to the university's selection criteria, references, and the interviews, under a competitive process. Thirty (30) bonus points will be awarded to an SDVE (Service Disabled Veteran Business Enterprise) proposer. The 30 bonus points will be added to the SDVE's qualifications score as established by the Owner's evaluation committee. The 30 bonus points are available only to an SDVE firm submitting a proposal directly to the Owner.

The remaining sixty percent (60%) (1500 points) will be awarded based on the sum total of, the construction phase fee, the lump sum for fulfilling the general conditions, the cost of insurance and performance and payment bonds. For evaluation purposes, the construction phase percentage fee will be multiplied by the anticipated construction budget to establish the overhead and profit component of the price. The lowest total price submission will receive 1500 points. Ascending price submission totals from other firms will be awarded price points on a pro rata basis.

The firm with the highest point total (qualifications/selection criteria + price points) will be deemed to provide the best value and will be the apparent successful firm. The university will then engage in negotiations with the apparent successful firm to establish final contract terms, including Preconstruction Services scope and cost. If the university is unable to negotiate a satisfactory contract with the apparent successful firm, negotiations will cease and the university will negotiate with the next highest ranked firm and so on until an acceptable contract is reached or negotiations end. The university will make the determination as to when negotiations are at a stalemate and are no longer productive.

CMR SELECTION SCHEDULE

The following schedule is subject to change but represents the University's intent.

RFQ CMR Advertisement	April 7, 2023
Receive Qualifications	April 28, 2023, by 2 p.m.
Owner panel's review of qualifications	No later than May 12, 2023
Interview firms	Between May 15 – 19, 2023
Notice to shortlisted firms – issue Step Two (RFP)	May 22, 2023
Pre-Proposal Meeting with short listed firms	May 24, 2023
Receipt of proposals	May 31, 2023
Contract award	June 9, 2023.

RFQ SELECTION CRITERIA

Irrespective of any point totals, mandatory requirements for pre-qualification include:

- Successful completion of project(s) similar in value and scope by both the firm and the firm's proposed team.
- Experience modification rate of less than 1.0.
- No work-related fatalities in the last three years.
- Adequate financial stability as determined by the Owner
- Licensed to conduct business in the State of Missouri

The above stated criteria shall apply to the firm's office that will be actively managing this project. Firms not meeting these mandatory requirements will not be short listed.

The owner reserves the right to seek clarifications.

Description of the Qualification Process

Qualifications of respondents to this RFQ will be evaluated based upon the financial responsibility, safety record, ability to adhere to schedules, experience the firm and the firm's proposed project team has had with projects of similar size, construction type, schedule and scope and other information included in the qualification packet. The Owner will assign an evaluation team comprised of representatives from the design team and the Owner's staff to evaluate and score the respondent's qualifications material. A point total of 1000 points has been assigned to the qualification criteria enclosed herein.

The weighting of the points for the qualifications packet will be as follows:

- TAB 1 - 400 points
- TAB 2 - 200 points
- TAB 3 - 100 points
- TAB 4 - 300 points

Firms not meeting these mandatory requirements will not be short listed.

The owner reserves the right to seek clarifications.

QUALIFICATION PACKET (RFQ Response): Please submit six bound copies and an electronic copy on a thumb drive. The electronic copies should be formatted for portrait printing with left side binding. Any questions or comments, please contact us at lufacilitiesplanning@lincolnu.edu.

Qualifications shall be a maximum of ten one-sided 8 ½ x 11 pages, not including the organizational chart and bar chart, personnel resumes/qualifications, and financial statements.

TAB 1 – ORGANIZATIONAL QUESTIONS

1. Furnish a brief history of how your company was founded and how it evolved, how long the company has been in business, a list of the company's primary officers and their duties.

The contractor will be required to have qualified key personnel in the office and at the construction site who have served in similar project team roles and had previous experience with projects of a similar scope and complexity. Furnish an organizational chart showing all persons who will be involved with this project and their roles and responsibilities. Include a short narrative for each

individual detailing their experience in a similar role that qualifies them for this project. Include a graphic illustrating the timing, duration, and percent FTE of each individual. Include preconstruction staff. Furnish a resume for all staff listed on the organizational chart listing his/her name, education, experience, time with the company and experience with projects of similar scope and complexity, including experience with LEED projects. Resumes submitted in this qualification shall be for the actual individuals that will directly supervise the work. These individuals are to be maintained in their respective roles for the durations indicated in the organizational chart.

No change in the proposed staff members will be considered unless such changes are directed by the Owner or extenuating circumstances exist that merit such consideration. Under any circumstance, no changes will be allowed without the consent of the Owner. The Construction Manager shall provide a minimum of twenty-one (21) calendar days-notice to allow consideration of the proposed change by the Owner. Personnel proposed as a replacement for any staff member submitted with the response to the RFQ shall have similar qualifications and experience as that staff member proposed for replacement. The supporting documentation included in paragraph 1. above shall be submitted with the 21-day notice. Failure of the Construction Manager to comply with this requirement may result in the suspension of the Construction Manager from participation on future University of Missouri projects for a period of one year.

TAB 2 - RELEVANT EXPERIENCE

Provide a list of five recent construction manager at risk projects of a similar scope and complexity completed by your firm. Include the location, description of the work scope and GMP amount. Provide references with contact information for each project listed. Do not include projects on this list that are not similar in scope and complexity to this project.

TAB 3 - ANNUAL VOLUME:

1. Provide total annual volume of construction work completed for the past five years.
2. Provide projected volume for the upcoming year. Provide a project listing and tabulation.
3. Provide your firm's bonding capacity.

TAB 4 - OPERATIONAL METHODS:

1. Describe how your firm will collaborate with the design team and Owner during the Preconstruction phase. Provide a list of proposed Preconstruction Services to use as a basis for negotiation of the preconstruction scope and fee.
2. Describe your firm's cost estimating capabilities and processes.
3. Describe how your firm will solicit Supplier Diversity participation.
4. Describe your firm's safety program. Provide a copy of the table of contents from the manual.
5. Provide your firm's EMR for each of the last three (3) years.
6. Describe your firm's subcontractor prequalification process (if applicable) and strategies to be utilized to ensure open bidding and equal opportunity for subcontractors, regardless of labor affiliations, including for the procurement of sub-subcontractors.
7. Describe the firm's quality assurance program. Provide a copy of the table of contents from the manual.
8. Describe the scheduling programs and strategies to be utilized to maintain each phase of the project schedule including how weather will be managed.

Financial Statement (Separate document in sealed envelope or email)

1. Provide your organization's most recent **audited** financial statements.

Lincoln University is a diverse community and recognizes the importance of supplier diversity and welcomes the development and utilization of certified Minority, Women, Veteran and Service-Disabled Veteran-owned Business Enterprise (MBE/WBE/VBE/SDVBE). Lincoln University encourages the participation of MBE/WBE/VBE/SDVBEs in its vendor process both at the prime vendor level as well as at the subcontractor level.

Please respect the University's position regarding participation of MBE and WBE companies. This will be considered a priority during the evaluation of qualification statements. For design contracts overall participation goals shall be 10% MBE and 5% WBE, with desired participation goals of 20% MBE and 10% WBE. Please keep this in mind as you structure partnerships with key team members. Supplier diversity participation is part of Tab 4 scoring criteria.

The university's selection committee will review all qualification statements and select three firms to visit campus for final selection interviews. The selection committee will recommend a CM At Risk firm with guaranteed maximum price to the Board of Curators. Once approval has been received by the Board, work will begin immediately after a signed contract is completed.

Please submit six bound copies and an electronic copy on a thumb drive to the address at the bottom. The electronic copies should be formatted for portrait printing with left side binding. Any questions or comments, please contact us at lufacilitiesplanning@lincolnu.edu.

Please return your responses to:

Attn: Project LU23016 – CM At Risk
Lincoln University
Office of Facilities and Planning
309 Young Hall
Jefferson City, MO 65101