

REQUEST FOR QUALIFICATIONS CONSTRUCTION MANAGER AT RISK FOR THE TOWN OF BENNETT BOOSTER STATION PUMP UPGRADES

Notice is hereby given that the TOWN OF BENNETT, hereinafter referred to as the "TOWN", is seeking a qualified construction manager/general contractor to provide design phase assistance and complete construction services as the Construction Manager at Risk (CMAR) for the TOWN Booster Station Pump Upgrades.

The TOWN invites interested firms to submit a written Statement of Qualifications (SOQ) relating to these services. A Committee will be convened to evaluate firms' qualifications and experience with similar projects with the top rated firm entering into negotiations with the TOWN.

Respondents are invited to review the information and to submit their SOQ in accordance with the criteria established within this Request for Qualifications (RFQ). Written questions regarding this RFQ must be received by the TOWN no later than five days prior to the submittal due date. Questions may then be responded to by written amendment to this document. Oral statements or instructions shall not constitute an amendment to the RFQ.

Firms interested in this project should submit a SOQ addressing the RFQ criteria including a one-page cover letter and resumes. It is suggested that the SOQ be limited to **fifteen (15) pages (excluding resumes)**. Resumes for each key team member shall be limited to a maximum length of two pages and should be attached as an appendix to the SOQ.

Date of RFQ Issuance:	8/16/2021
Project Number:	21-009
RFQ Title:	Town of Bennett Booster Station Pump Upgrades
Proposals Due:	9/1/2021 3p.m., Local Time
Submit Proposals to:	

**SUBMITTAL LOCATION: TOWN OF BENNETT
207 MUEGGE WAY
BENNETT, CO 80102**

**OR BY EMAIL: DAN GIROUX TOWN ENGINEER:
dangiroux@terramax.us**

AND RICKY MARTINEZ: rmartinez@bennett.co.us

QUESTIONS SHALL BE DIRECTED TO: Ricky Martinez
Utilities Supervisor
Phone: (303)644-3249 Ext 1014
Email: rmartinez@bennett.co.us

Submittals for the specified services shall be received by the **TOWN OF BENNETT 207 Muegge Way Bennett, CO 80102 or email**, until the time and date cited. Submittals must be in the actual

possession of the TOWN at the location indicated/or by email, on or prior to the exact time and date indicated above. **Any response received after the due date and time specified will be returned deemed null and void.** Submittals must be either presented in a sealed envelope titled “Statement of Qualifications for the Town of Bennett Booster Station Pump Upgrades” and with the firm's name and address clearly indicated on the envelope or submitted by e-mail to the parties listed above. All submittals must be completed in ink or typewritten. Questions must be addressed to the contact listed above. The TOWN reserves the right to reject any or all submittals, or to withhold the award for any reason it may determine, and to waive or not to waive any informalities in any submittal. All information regarding the content of the specific submittals will remain confidential until a contract is finalized or all submittals are rejected.

SCOPE OF WORK

I. PROJECT DESCRIPTION

Due to the condition of certain components, the inefficiency of TOWN owned booster stations has been identified, and the TOWN has elected to upgrade and install pump, piping and housing for various sites, including but not limited to the Old Town Hall Booster Station, and the Converse Road Booster Station.

II. RESPONSIBILITIES

The CMAR will provide pre-construction management services during the design phase of the project and serve as the general contractor during construction of the project. The CMAR begins with the assignment in an agency support role for pre-construction services. Prior to construction, the CMAR will assume the risk of delivering the project through a guaranteed maximum price contract.

“Guaranteed Maximum Price” or “GMP” means the sum of the maximum cost of the Work; the CMAR construction fee; general conditions fee; taxes, bonds, insurance costs; and bid contingency. The approved GMP will be made part of the Agreement by executing an amendment or additional amendments for phased construction.

The CMAR will be responsible for construction means and methods, and is required to solicit bids from subcontractors to perform the work. The CMAR may also be permitted to self-perform specific work packages.

A. Design Phase services by the CMAR should include the following:

- Team building/partnering (meetings)
- Management plan
- Value analysis/engineering
- Constructability reviews
- Cost Model/Budget
- Estimating/price guarantees
- Bid package strategy (subcontracting, MWBE compliance)
- Ordering of long lead-time materials

B. Construction Phase services by the CMAR should include the following:

- Team management/coordination

- Scheduling/submittal process
- Cost controls/change order management
- Subcontracting
- Field management
- Safety/QC programs
- Project close out/warranty period services
- Red Lines or As-Builts as Required

III. SELECTION PROCESS

A Selection Committee will be convened to evaluate each SOQ according to the stated criteria. The highest ranked firm following the evaluation process will then be invited to enter into contract negotiations. If the TOWN is unsuccessful in negotiating a contract with the best-qualified team, the TOWN may then negotiate with the second or third most qualified team until a contract is executed, or may decide to terminate the selection process.

EVALUATION CRITERIA

The CMAR will be selected through a qualifications-based selection process. Firms interested in providing CM at Risk services must submit a SOQ that addresses the following issues:

I. SELECTION CRITERIA

- A. GENERAL INFORMATION**
- B. EXPERIENCE AND QUALIFICATIONS OF THE FIRM/TEAM**
- C. APPROACH TO PERFORMING THE REQUIRED SERVICES**
- D. OVERALL EVALUATION OF THE FIRM/TEAM AND ITS PERCEIVED ABILITY TO PROVIDE THE REQUIRED SERVICES**

II. REQUIREMENTS SPECIFIC TO EVALUATION CRITERIA

The narrative portion and the materials presented in response to this RFQ shall be submitted in the same order as requested and must contain, at a minimum, the following:

A. GENERAL INFORMATION

1. Provide a general description of the firm and/or team that is proposing to provide construction management and general construction services.
2. Provide an organizational chart showing key personnel.
3. Provide a listing of the Colorado professional and contractor licenses held by the team.
4. Identify any claims arising from a contract which resulted in litigation, arbitration or administrative hearing within the last three years. Briefly describe the circumstances and outcome.
5. Provide the firm's safety rating and verification from surety as to the firm's bonding capacity.

B. EXPERIENCE AND QUALIFICATIONS OF THE FIRM/TEAM

1. Identify at least three (2) comparable projects, in which the firm served as either CM at Risk, Agency CM, and/or General Contractor. For each project please provide the following:
 - Description of project
 - Role of the Firm (include pre-construction services provided, if any)
 - Project's original contracted construction cost and final construction cost
 - Construction dates
 - Owner
 - One (1) project reference with telephone number
2. Provide a listing of the proposed project team, which will not count towards submittal length requirements.

C. APPROACH TO PERFORMING THE REQUIRED SERVICES

1. Discuss any issues your firm has identified on this project and how those will be addressed.
2. Describe your firm's project management approach and team organization during pre-construction and construction phase services.
3. Provide contact information for up to three (2) Engineering firms that you worked with in this manner.

D. OVERALL EVALUATION OF THE FIRM/TEAM AND ITS PERCEIVED ABILITY TO PROVIDE THE REQUIRED SERVICES

This is to be determined by the evaluation committee members. No response is required.

III. GENERAL

A. ADDITIONAL INVESTIGATIONS

The TOWN reserves the right to make such additional investigations as it deems necessary to establish the competency and financial stability of any firm submitting a proposal.

B. PRIOR EXPERIENCE

Experiences with the Town and entities which evaluation committee members represent shall be taken into consideration when evaluating qualifications and experience.