



ADV. No.: CF-RC-380-DB

State of Connecticut
Department of Construction Services
Division of Design & Construction
Office of Process Management
165 Capitol Avenue
Hartford, CT 06106

Design-Build (D-B)
Request for Qualifications (RFQ)
Web Advertisement

Selection Type:	Major Capitol Project - Design Build (D-B) Total Cost • Best Value Selection		
Project Delivery Method:	Design-Build (D-B)		
Adv. No.:	CF-RC-380-DB	Web Advertisement Date:	Thursday, July 07, 2011
General Statement:	In accordance with the requirements of C.G.S. 4b 24(4) and 4a-100 the Bureau of Design & Construction Department of Construction Services (CT DCS), State of Connecticut, advertises for Requests for Qualifications for the Design-Build - Major Capital Project as specified below.		
Consultant Services:	Design-Build Team		
Contract Number:	CF-RC-380-DB		
Contract/Project Title:	New Residence Hall Facility at Central Connecticut State University		
Project Location(s):	Central Connecticut State University, 1615 Stanley Street, New Britain, CT 06050		
User Agency Name:	Connecticut State University System		
Design-Build Budget:	\$58,076,989.00		
Project Description:	<p>This project will be a new seven (7) floor residence hall, which will be located between the Student Center Garage and Ella Grasso Boulevard.</p> <p>The building is estimated to be a total of two-hundred twenty thousand (220,000) gross square feet with a capacity of six-hundred and thirty-seven (637) beds.</p> <p>This project will accommodate six hundred and twelve (612) students, in one hundred fifty three (153) student suites and twenty-four (24) resident assistants.</p> <p>Each student suite will contain two (2) bedrooms (331 GSF, double occupancy), a small living space, closets and one full bathroom.</p> <p>The new Resident Hall Facility and a number of the suites shall be designed to be accessible by disabled persons as required by the CT State Building Code.</p> <p>The ground floor of the building will house one (1) resident director apartment and area for student support services.</p>		



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Designated Services:	<p>The State of Connecticut Department of Construction Services (CT DCS) invites Design-Build (D-B) Teams to submit their qualifications to provide complete design-build services including but not limited to site development, design and construction of a new Residence Hall Facility at Central Connecticut State University.</p> <p>All prospective D-B “Teams” shall demonstrate the following:</p> <ol style="list-style-type: none"> 1. A significant current experience and extensive knowledge in the design and construction of a new Residence Hall Facility and related facilities. 2. Capable of providing complete professional services that are required including, but not limited to, all architectural, structural, mechanical, electrical, civil, geotechnical, survey, landscape, construction management, scheduling, commissioning, testing, cost estimating and any other design or specialty disciplines pertinent to the project. 3. Design Team “Key Personnel” that are Connecticut-registered, licensed professionals; 4. Building Information Modeling (BIM) Process; 5. State Building Codes, Fire Safety Codes, Public Health Codes, etc.; 6. Interior Design and Furniture, Fixture and Equipment (FF&E) specification. <p>Additionally, all prospective D-B Teams shall also identify their “Key Personnel” that can demonstrate Design & Construction experience with the following:</p> <ol style="list-style-type: none"> 1. Residence Hall Facility and related facilities; 2. Compliance knowledge of the requirements of the CT DCS Capital Projects High Performance Buildings Guidelines (www.ct.gov/dpw) which includes, but is not limited to, the following: <ol style="list-style-type: none"> 2.1 Building Commissioning (Cx) Process; 2.2 Integrated Design Process; 2.3 Minimum energy performance of 21% better than the most current requirements of CT State Building Code or ASHRAE 90.1-2004, whichever is more stringent; 2.4 LEED Silver Certification process by LEED Accredited Professionals; 3. Building Information Modeling (BIM) Process; 4. State Building Codes, Fire Safety Codes, Public Health Codes, etc.; 5. Interior Design and Furniture, Fixture and Equipment (FF&E) specification.
Communications and Conduct	<p>(NEW) Section 4b-24-3. Communications and Conduct.</p> <p>(a) Except for communications authorized by sections 4b-24-4 and 4b-24-7 of the Regulations of Connecticut State Agencies, no other communications shall occur between employees of the State of Connecticut, interview panel members or screening panel members with substantive information concerning the work for which proposals are being solicited under sections 4b-24(4) or 4b-91(g) of the Connecticut General Statutes, and any member of a design-build team or special legislation contractor, or anyone on behalf of such teams or contractors. Nothing in this section prohibits communication with regard to nonsubstantive communications, such as directions to the department to pick up construction plans or information about the hours the department is open.</p> <p>(b) Each screening and interview panel member shall submit to the commissioner a written certification attesting to the facts set forth in section 4b-100a(e)(3) of the Connecticut General Statutes, and that the panel member has not communicated with any member of a design-build team or special legislation contractor, or anyone on their behalf, prior to the panel member's final scoring of each such team or contractor, except as provided in sections 4b-24-4 and 4b-24-7 of the Regulations of Connecticut State Agencies.</p>
Summary and Affidavit Regarding State Ethics:	<p>Anyone seeking a contract with a value of more than \$500,000 shall provide with their bid an Ethics Affidavit located at www.ct.gov/dpw indicating that they have received the summary of the State Ethics Laws, and their key personnel have read, understand, and agree to comply with provisions of the state ethics laws. Failure to provide this affidavit with the bid proposal shall result in rejection of the bid.</p>



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Affidavit Submittals:	<p>The Affidavit Requirements for Formal Contracts shall be determined by information found under the “Affidavits and other Legal Forms” link at the top left han side of the CT DCS home page: www.ct.gov/dpw. (Then click on the “Introduction” link and also click on the “General Advice” link.)</p> <ul style="list-style-type: none"> • The Submitter shall provide, in the Qualifications Submission, the “Ethics Affidavit”, if the contract fee is expected to exceed \$500,000. • The Consulting Affidavit and Disclosure Affidavit should be provided within twenty-one (21) days after the notice of selection. • At the time of the Contract execution, the Consultant shall be required to sign the “Gift and Campaign Contribution Certification” if contract fee is equal to or greater than \$50,000. The Gift and Campaign Contribution Certification states that you, your company, and specified other individuals have given no gifts to CT DCS personnel and other individuals set forth in the Certification. For the purpose of signing the Certification “the date CT DCS began planning the subject project or services” is the date noted below. Pursuant to Connecticut General Statute 4-252(d) any bidder, proposer or person who responded to a request for qualifications for a contract with a value equal to or greater than \$50,000 who does not make this certification at the time of the contract execution shall be disqualified. The noted \$50,000 or greater value is based on Executive order #7C dated July 13, 2006. The most accurate information concerning affidavits and the Gift and Campaign Contribution Certification can be found by going directly to the CT DCS web page at www.ct.gov/dpw, clicking on the “Affidavits and other Legal Forms” link and then carefully reviewing all of the documentation presented (including but not limited to the Introduction link and General Advice for Filling Out Affidavits and Resolutions/Certificates of Authority link. No forms, other than those posted on the CT DCS web page, shall be used by a consultant or design-builder. <p>With regard to a State contract as defined in P.A. 07-1 having a value in a calendar year of \$50,000 or more or a combination or series of such agreements or contracts having a value of \$100,000 or more, the authorized signatory to this submission in response to the State’s solicitation expressly acknowledges receipt of the State Elections Enforcement Commission’s notice advising prospective state contractors of state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice. (See, SEEC Form 11 is available on the State Elections Enforcement Commission Website at www.ct.gov/seec and clicking in their “Forms” link).</p> <p>Questions concerning the affidavits can be directed to the DCS Legal Services-at 860-713-5680.</p>
QBS Selection Procedures And QBS Submittal Booklet Requirements:	<ol style="list-style-type: none"> 1. Go to the CT DCS Website: www.ct.gov/dpw. 2. At the top of the CT DCS Home Page click on the Publications link. 3. Under the Alphabetical Listings title click on the following links to access the required documents: <ol style="list-style-type: none"> 3.1 Design-Build (D-B) Total Cost • Best Value Selection Procedure Manual (07/01/11); 3.2 QBS Submittal Booklet Requirements (07/01/11); 3.3 Design-Build (D-B) Supplemental - QBS Booklet Submittal Requirements (07/01/11); 3.4 Capital Project Selection Contract Limitation Guidelines (07/01/11). 4. At the top of the CT DCS Home Page click on the Forms link. 5. Under the Alphabetical Listings title click on the following links to access the required documents: <ol style="list-style-type: none"> 5.1 QBS D-B “Team” Questionnaire (07/01/11); 5.2 QBS D-B “Designer” Questionnaire (07/01/11); 5.3 QBS D-B “Builder” Questionnaire (07/01/11).



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**Qualifications
Based Selection
(QBS):**

This D-B Qualification Based Selection process is based on comparing and evaluating weighted criteria of qualifications and performance of Firms in relation to work of similar scope and complexity that is required for this specific contract. Contract award is based first on a selection of the highest qualifications and second on the negotiation of a fair and reasonable fee. For the screening phase of the this selection the following are the rating point weights for the screening criteria categories:

Criteria Number	Screening Criteria Categories	Rating Points
1	Past Performance Record	20
2	Experience with Work of Similar Size and Scope As Required for this Contract	35
3	Organizational / Team Structure	30
4	Partnering Experience	15
Points per Interview Panel Member Points		100

All submitters will receive notification of their short listed status. Shortlisted Design-Build Teams will be given notice of the Request for Proposals process and schedule. The evaluation of long list qualifications will be conducted after the receipt date of the Design-Build RFQ's noted above.

**Qualification
Submittal Deadline
and Location:**

Deadline for the receipt of the QBS Submittal Booklets and D-B Submittal Requirements:
3 p.m., Wednesday, August 24, 2011.

State Office Building
Department of Construction Services
Division of Design & Construction
Office of Process Management - Room 261
165 Capitol Avenue
Hartford, Connecticut 06106

Note:

Failure to the submit properly formatted QBS Submittal Booklet(s) with all of the required contents including the affidavits and Certificate of Authority, by the designated deadline and location will result in the Firm's submittal being deemed deficient for consideration for this Contract.



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D-B RFQ Contact Persons:	<i>For General D-B RFQ Requirements:</i>		<i>For This Specific D-B Contract:</i>
	CT DCS Office of Process Management	OR	CT DCS Project Manager
	Randy Daigle, Project Manager Room 261 165, Capitol Avenue Hartford, Connecticut 06106		Scott Dunnack Room 460 165 Capitol Avenue Hartford, Connecticut 06106
	Email: randy.daigle@ct.gov		Email: scott.dunnack@ct.gov
<p>Note: Responses to requests for more specific contract information than is contained in this Advertisement shall be limited information that is available to all Firms and that is necessary to complete this D-B RFQ process.</p> <p>All requests for more specific contract information must be sent in <u>writing</u> (via email is acceptable).</p>			

END
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