



ADV. No.: BI-FP-14-DB

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

Request for Qualifications (RFQ)
Web Advertisement
For Design-Build (DB) Services

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| Adv. No.: | BI-FP-14-DB | Web Advertisement Date: | Wednesday, June 19, 2013 |
| Selection Type: | Major Capitol Project - Design Build (DB) Total Cost • Best Value Selection | | |
| General Statement: | In accordance with the requirements of C.G.S. 4b 24(4) and 4a-100a 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 | | |
| Project Delivery Method: | Design-Build (DB) | | |
| Contract Number: | BI-FP-14-DB | | |
| Contract/Project Title: | Renovation of Fairfield Regional Fire School | | |
| Project Location(s): | Fairfield, CT | | |
| User Agency Name: | Department of Emergency Services and Public Protection | | |
| Total Design-Build Budget (Design plus Construction Cost): | \$7,000,000 | | |
| Project Description: | <p>This D-B Project is the first of four (4) prospective D-B Projects for Fire Training Schools for the CT Department of Emergency Services and Public Protection.</p> <p>Based on a Facilities Study commissioned by the CT State Fire Fighter Educational Committee and dated June 28, 2002, the Fairfield Regional Fire School will require the following improvements.</p> <ul style="list-style-type: none"> • Classroom Building - 9,424 sq. ft.; • Support Building - 5,600 sq. ft.; • Class A Burn Facility - 3,200 sq. ft. • Training Props ; • Paved parking areas and underground utilities will also be constructed; • Demolition of existing building – 2500 sq.ft. <p>The site is located on the south side of One Rod Highway in Fairfield, Ct. The site is relatively flat, sloping towards Pine Creek to the South. It is estimated that the parcel is approximately 5 acres.</p> <ul style="list-style-type: none"> • The site is currently active with the ongoing operation of the Joseph S. Elias Fire Training Center of Fairfield. | | |



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| Designated Services: | <p>The Design Build Team should have specific experience with the following project requirements.</p> <p>Classroom Building:</p> <ul style="list-style-type: none"> • High Performance Buildings; • Building Commissioning (Cx); • Class A Burn Building and Fire Training Props.; • Fire schools have specific structures and improvements that are nationally recognized as approved design standards and construction standards that must be adhered to. |
| 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> |



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**Summary of Electronic
On-Line Filing
Requirements
and
Affirmation of Receipt
of State Ethics Laws:**

In accordance with the Connecticut General Statutes and Governor Dannel P. Malloy's "Business Friendly Initiative," found in Public Act No. 11-229, the following must be adhered to:

1. Electronic Uploading Requirements for Affidavits/Certifications

The State of Connecticut has revised its affidavit/certification procedures. Each firm is required to open a BizNet account on the DAS website (<http://das.ct.gov>) and then upload certain affidavits/certifications.

Instructions for opening a BizNet account can be found on the DAS website by clicking on "State Procurement Marketplace" and then clicking on "NEW* BizNet Connection".

Instructions for uploading the affidavits/certifications can be found on the DAS website by clicking on "State Procurement Marketplace" and then clicking on "DAS Business Friendly Initiatives". Follow the instructions in the "Vendor Guide to Uploading Affidavits and Nondiscrimination Forms Online (PDF)".

The specific affidavits and certifications requiring uploading are found on the DAS website by clicking on "State Procurement Marketplace", then click on the "BizNet" link under the Quick Links feature. Firms should use the affidavit/certification forms found under the BizNet link. Once uploaded, Affidavits shall be updated and submitted annually and Affidavits and Nondiscrimination Forms shall be updated within 30 days of any changes to the submitted information.

2. Electronic "Guide to the Code of Ethics For Current or Potential State Contractors"

When the Department of Construction Services (CT DCS) is seeking a contract for a large state construction or procurement contract having a cost of more than five hundred thousand dollars (\$500,000), CT DCS shall provide all potential consultant and contractor firms with the "**Guide to the Code of Ethics For Current or Potential State Contractors**". The "**Guide to the Code of Ethics For Current or Potential State Contractors**" can be downloaded from the website of the Office of State Ethics, Quick Links, Plain Language Guides (<http://www.ct.gov/ethics>). Questions concerning the "**Guide to the Code of Ethics For Current or Potential State Contractors**" can be directed to the OSE at 860-263-2400.

CT DCS is also required to notify all potential consultant and contractor firms for a large state construction or procurement contract that they must **electronically upload** an "**Affirmation of Receipt of State Ethics Laws Summary**" affirming that their key employees have read and understand the summary and agree to comply with the provisions of state ethics laws. The "**Affirmation of Receipt of State Ethics Laws Summary**" must be electronically uploaded to the "State Procurement Marketplace" as described above. Questions concerning the electronic filing of the "**Affirmation of Receipt of State Ethics Laws Summary**" can be directed to DAS Procurement Services at (860) 713-5095.

NOTE: Do not electronically submit an "Affirmation of Receipt of State Ethics Laws Summary" to CT DCS.

3. Additional Affidavits & Certifications Requirements:

At the time a Firm is notified of its "Conditional Selection" by CT DCS, it will be given instructions regarding additional certificates, affidavits, and other information that must be submitted for the processing of its contract by CT DCS Legal Services.



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| Date DCS Began Planning This Project: | May 6, 2009. | | | | | | | | | | | | | | | | | | |
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| Qualifications Based Selection (QBS) Screening Requirements for DB Services: | <p>The Design-Build Team must submit the following booklets:</p> <ol style="list-style-type: none"> 1) QBS Submittal Booklet as described below; and 2) QBS Supplemental Submittal Booklet for Design-Build Services as described below. <p>The QBS process for Design-Build Services 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 this selection the following are the rating point weights for the screening criteria categories:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Criteria Number</th> <th style="text-align: center;">Design-Build Services Screening Criteria Categories</th> <th style="text-align: center;">Rating Points</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">Experience with Work of Similar Size and Scope as Required for this Contract</td> <td style="text-align: center;">35</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">Organizational / Team Structure For This Contract</td> <td style="text-align: center;">30</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">Past Performance Record</td> <td style="text-align: center;">20</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">Partnering Experience</td> <td style="text-align: center;">15</td> </tr> <tr> <td colspan="2" style="text-align: center;">Points per Screening Panel Member</td> <td style="text-align: center;">100</td> </tr> </tbody> </table> <p>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 RFQs noted above.</p> | Criteria Number | Design-Build Services Screening Criteria Categories | Rating Points | 1 | Experience with Work of Similar Size and Scope as Required for this Contract | 35 | 2 | Organizational / Team Structure For This Contract | 30 | 3 | Past Performance Record | 20 | 4 | Partnering Experience | 15 | Points per Screening Panel Member | | 100 |
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| 1 | Experience with Work of Similar Size and Scope as Required for this Contract | 35 | | | | | | | | | | | | | | | | | |
| 2 | Organizational / Team Structure For This Contract | 30 | | | | | | | | | | | | | | | | | |
| 3 | Past Performance Record | 20 | | | | | | | | | | | | | | | | | |
| 4 | Partnering Experience | 15 | | | | | | | | | | | | | | | | | |
| Points per Screening Panel Member | | 100 | | | | | | | | | | | | | | | | | |
| | <p>Note: The QBS DB Selection for this Project shall be conducted in accordance with the procedures described in the D-B (Design-Build) Total Cost • Best Value Selection Procedure Manual (0350):</p> <ol style="list-style-type: none"> 1. Go to the CT DCS Website: www.ct.gov/dcs; 2. At the top of the CT DCS Home Page click on the Publications link; 3. Click on the D-B (Design-Build) Total Cost • Best Value Selection Procedure Manual (0350) link. 4. For the number of active and inactive DB Selections and Contracts that are allowed to be held by a firm by at one time see the QBS - Guidelines for Selection and Contract Limits (1210) link. | | | | | | | | | | | | | | | | | | |
| QBS Submittal Booklet Requirements: | <p>The requirements for the QBS Submittal Booklet are described in the QBS Submittal Booklet Requirements (1212). The QBS Submittal Booklet must be completed by the <u>proposed CT-Licensed Architect and Engineer Consultants DB Team Members</u>. To access the QBS Submittal Booklet Requirements (1212) for this Project:</p> <ol style="list-style-type: none"> 1. Go to the CT DCS Website: www.ct.gov/dcs; 2. At the top of the CT DCS Home Page click on the Publications link. 3. Click on the QBS Submittal Booklet Requirements (1212) link | | | | | | | | | | | | | | | | | | |
| QBS Supplemental Submittal Booklet Requirements for Design-Build Services: | <p>The requirements for the QBS Supplemental Submittal Booklet for Design-Build Services are described in the QBS Supplemental Submittal Booklet Requirements for Design-Build Services (1512). The QBS Supplemental Submittal Booklet must be completed by <u>ALL of the proposed Design-Build Team Members</u>. To access the QBS Supplemental Submittal Booklet Requirements for Design-Build Services (1512) for this Project:</p> <ol style="list-style-type: none"> 1. Go to the CT DCS Website: www.ct.gov/dcs; 2. At the top of the CT DCS Home Page click on the Publications link. 3. Click on the QBS Supplemental Submittal Booklet Requirements for Design-Build Services (1512) link. | | | | | | | | | | | | | | | | | | |



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| QBS Submittal Booklets -Deadline and Location: | <p>Deadline for the receipt of the QBS Submittal Booklets (including the Supplemental Booklets) is: 3 p.m. Thursday, July 11, 2013</p> <p>QBS Submittal Booklets shall be submitted to the following address:</p> <p>State Office Building Department of Construction Services Division of Design & Construction Office of Process Management - Room 437 165 Capitol Avenue Hartford, Connecticut 06106</p> <p>IMPORTANT NOTE: Failure to submit properly formatted QBS Submittal Booklets (including Supplemental Booklets) with all of the required contents by the designated deadline and location may result in the Firm's submittal being deemed deficient for consideration for this Contract.</p> |
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| RFQ Contacts: | <i>For General RFQ Requirements:</i> | | <i>For This Specific DB Services Contract:</i> | |
| | CT DCS Selection Administrator: | | OR | CT DCS Project Manager |
| | Randy Daigle, QBS Unit Supervisor Room 437 165, Capitol Avenue Hartford, Connecticut 06106 | | | David C. Wlodkowski, RA Room 460 165 Capitol Avenue Hartford, Connecticut 06106 |
| | Email: randy.daigle@ct.gov | | | Email: david.wlodkowski@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 DB RFQ process.</p> <p>All requests for more specific contract information must be sent in <u>writing</u> (email acceptable).</p> | | | |

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RFQ WEB Advertisement
For Design-Build (DB) Services