



RFQ Web Advertisement For Construction Manager at Risk (CMR) Services

Advertisement No.:	BI-RT-889-CMR	Web Advertisement Date:	Thursday, Jan 7, 2021
OSGR Project No.:	900-0015		

**Connecticut Department of Administrative Services, Construction Services
Office of Legal Affairs, Policy, & Procurement
450 Columbus Boulevard, Suite 1302, Hartford, Connecticut 06103**

Request for Qualifications (RFQ) Web Advertisement For Construction Manager at Risk (CMR) Services

Important Notes for Responding to this RFQ:

UPDATED 2020: DAS Construction Services now requires Portable Document Format (PDF) Quality Based Selection (QBS) Submittal Booklets to be **uploaded on-line** through the **new "CTsource" e-Procurement System**. *Please read this RFQ Web Advertisement and all referenced documents carefully for updated instructions.*

Although *anyone* can view Solicitations and Contracts on CTsource, only **registered Suppliers*** are able to **respond to a Solicitation**. (*Examples of Suppliers include vendors, contractors, architects, engineers, consultants, service providers, manufacturers, distributors, and any others who are interested in doing business with the State of Connecticut.)

IMPORTANT: DAS Construction Services will **always** use the following United Nations Standard Products and Services Codes (UNSPSC) in their **RFQs for CMR Services**; it is **highly recommended** that businesses include these codes in their **CTsource company profiles** in order to receive email notifications regarding DAS/CS Solicitations and Addenda:

- Building and Facility Construction and Maintenance Services (72000000)
- Structures and Building and Construction and Manufacturing Components (30000000)

To register on CTsource and respond to this RFQ, follow the instructions in **6001 Construction Online Bidding Instructions**, available for download from the online DAS/CS Library (<http://portal.ct.gov/DASCSLibrary>) > 6000 Series.

1. Project Information

1.1	QBS Submittal Deadline:	Deadline for the receipt of the QBS Submittal Booklets is:	
		3:00 p.m.	Thursday, Feb. 4, 2021
1.2	Contract Number:	BI-RT-889-CMR / 900-0015	
1.3	Project Title:	Bullard Havens Technical High School	
1.4	Project Location:	500 Palisade Avenue, Bridgeport, CT 06610	
1.5	Estimated Cost Of The Work:	\$95,580,000.00	
1.6	User Agency:	Connecticut State Department of Education – Connecticut Technical Education and Career System	
1.7	Project Planning Dates:	Project Planning Start Date:	9/1/18
		Scheduled Shortlisting/Screening Date:	Wednesday, Feb. 10, 2021
		Shortlisted Firms Walk-Thru Date:	Wednesday, March 10, 2021
		Scheduled Selection/Interview Date:	Thursday, April 22, 2021
1.8	Construction Phase:	1248	Calendar Days (From Construction Start Date to Substantial Completion Date.)
1.9	General Statement:	In accordance with the requirements of the Connecticut General Statutes §4b-103, the State of Connecticut Department of Administrative Services/Construction Services (DAS/CS) Office of Legal Affairs, Policy, & Procurement (OLAPP) advertises for Requests for Qualifications (RFQs) for the Major Capital Project Construction Manager at Risk (CMR) Services as specified below.	
1.10	Selection Type:	Major Capital Project CMR - GMP Services Selection	
1.11	DAS Contractor Classification:	This RFQ is for the following DAS Contractor Classification (see the online DAS-Contractor-Classification-List):	
		Construction Manager At Risk (CMR) Project (Group B)	



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1. Project Information (continued)

1.12	Consultant Services:	<p>Construction Manager at Risk (CMR)* - Guaranteed Maximum Price (GMP): A CMR shall be selected to publicly bid the project elements and enter into a GMP contract with the State. After consultation with and approval by the DAS Commissioner, the CMR shall award subcontracts to responsible qualified subcontractors submitting the lowest bids to build the Project. *Construction Manager at Risk (CMR) reviews and participates in design and the production of the construction documents with Owner and Architect. The CMR solicits trade bids on behalf of the Owner from trade subcontractors on a competitive basis. The CMR shall agree upon a GMP to perform the work identified in the Bid Documents and enters into contracts with these trade subcontractors to perform their trade work.</p> <p>Important Note: Projects that a firm has completed as "General Contractor" or a "Construction Manager as Agent" (i.e. Projects where the firm did not enter into contracts with these trade subcontractors to perform their trade work) shall not qualify as acceptable CMR Project Experience for this Selection.</p>
1.13	Project Description:	<p><u>This Project's Scope of Work shall include, but not be limited to, the following:</u></p> <ul style="list-style-type: none"> The Department of Administrative services (DAS) Construction Services (DAS/CS) is seeking the services of a highly talented and experienced CMR team. The CMR team will provide services to the DAS/CS in support of the Bullard Havens Technical High School located at 500 Palisade Avenue, Bridgeport, CT. The objective of this project is to provide a completely new technical high school at the existing Bullard-Havens CT-THS site. This is to be accomplished by constructing a new +/- 260,000 sf facility on the current site to accommodate 13 separate shop programs, plus associated classrooms, theory rooms, and fieldhouse space, and then demolishing the existing buildings on the site: the +/- 70,000 sf "A" building, the +/- "B" building consisting of shop/lab/classroom spaces, and the +/- 10,000 sf "C" building, consisting of shop/storage spaces in their entirety. Additional work will include constructing a bus garage, constructing new ball fields per Educational Specifications (ED Spec) and constructing storage and out-buildings to provide ancillary space as described in the ED Spec and building program. Project delivery will be a Construction Manager at Risk (CMR). The Site is within a residential area. Construction maybe phased to construct the new building at the current location of the existing building. Hazardous materials abatement will be required. The existing building will remain occupied during construction and school functions must not be interrupted. The project will meet CT High Performance Building requirements. The project will meet FM Global standards as well as current Connecticut State Building/Fire Safety Code and other state agency (DAS, DEEP, DPH) & utility company requirements. The Authority Having Jurisdiction will be Connecticut Office of the State Building Inspector (OSBI) / State Fire Marshall's Office (SFMO). The project will be reviewed by the Office of School Construction, Grants and Review (OSGR). Connecticut DAS, pursuant to Connecticut General Statutes Section 31-56b, has determined that it is in the public's interest to require a Project Labor Agreement ("PLA") for this public works project. A PLA is a pre-hire agreement covering the terms and conditions for all persons who will perform work on the project. The CMR, with the Owner's participation, will negotiate the terms of, and enter into, the PLA with a Building and Construction Trades Council ("Council") and each of its affiliated local Unions (hereinafter collectively referred to as the "Union" or "Unions"), with respect to the site preparation, construction, additions and renovation of the "Bullard Havens Technical High School" BI-RT-889 CMR in Bridgeport, CT (hereinafter referred to as "Project"). In addition to other terms and conditions, the PLA shall contain provisions required by the aforementioned statute.



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1.14	Designated Scope of CMR Services:	<p>This project will require, but not limited to, the following CMR Scope of Services for the Preconstruction Phase and Construction Phase:</p> <p>1. Preconstruction Phase Scope of Services:</p> <p>1.1 Summary of Design Phase Services: CMR Design Phase Services may include but are not limited to the following:</p> <ul style="list-style-type: none"> .1 Constructability Reviews; .2 DAS Permit Checklist Review; .3 Blasting and Pile Driving Report; .4 Site Logistics Plan; .5 Site Mobilization Report; .6 Building Excavation Plan; .7 Schedule and Phasing Coordination; .8 Cost Control Management, including Estimates of Actual Costs; .9 Construction Documents Conversion into Subcontractor Bid Packages. .10 Assist in the determination for the final location of the new school building, trade shops and athletic fields. <p>1.2 Summary of Bid Phase Services:</p> <ul style="list-style-type: none"> .1 Develop the Master Project Schedule; .2 Bid to DAS Prequalified Subcontractors for each Bid Package; .3 Advertise Bids; .4 Issue Subcontractor Bid Packages; .5 Conduct Preconstruction Conference(s) and Site Visit(s); .6 Process All Addenda; .7 Receive Bids from Subcontractors and conduct public bid opening; .8 Issue a Guaranteed Maximum Price (GMP); .9 Execute Subcontractor Agreements. .10 Conduct and document all subcontractor scope meetings. <p>2. Construction Phase Scope Services:</p> <p>2.1 Summary of Construction Phase Services: CMR Construction Phase Services may include but are not limited to the following:</p> <ul style="list-style-type: none"> .1 Comply with General Conditions - CMR; .2 Comply with General Requirements - CMR; .3 Conduct Pre-construction Conference; .4 Periodic update the Master CPM Schedule; .5 Monthly update of Schedule of values; .6 Review and Prepare Monthly Progress Payment Requests; .7 Periodic Update of Project Cash Flow Projections; .8 Coordinate subcontractors' Requests for Information (RFIs) and A/E RFI Responses; .9 Coordinate all change requests and responses; .10 Coordinate All Types of Submittals; .11 Coordinate All Types of Testing and Inspections; .12 Coordinate Sub-contractors; .13 Coordinate Sub-contractor's participation in Commissioning (Cx); .14 Provide construction trailers, storage, equipment, barriers, and etc.; .15 Provide all Necessary On-site Construction Management Personnel; .16 Coordinate Substantial Completion and Turn Over .17 Closeout Project. .18 Construct all new buildings and ballfields per the contract documents.
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2. QBS Consultant Procedures

- 2.1 Download the following documents from the **DAS/CS Library** website (<https://portal.ct.gov/DASCSLibrary>):
- 1210 QBS Guidelines for Selection and Contract Limits (under “1000 Series” > “1200 Series”).
 - 1212 QBS Submittal Booklet Instructions (under “1000 Series” > “1200 Series”).
 - 1212.0, 1212.1, 1212.2, 1212.3, and 1212.6 (under “1000 Series” > “1200 Series”).
IMPORTANT NOTE: 1212.4 and 1212.5 are NOT applicable to CMR selections.
 - 6001 Construction Online Bidding Instructions (under “6000 Series”).
- 2.2 In accordance with **1210 QBS Guidelines for Selection and Contract Limits**:
- Determine if your firm meets or exceeds Contracts Limitations for this specific Contract.
 - If your firm *exceeds* Contracts Limitations for this specific Contract *and still submits* a QBS Submittal Booklet, your firm shall not be considered any further for this specific Project.
- 2.3 In accordance with **1212 QBS Submittal Booklet Instructions**:
- Prepare a Portable Document Format (PDF) QBS Submittal Booklet using forms 1212.0, 1212.1, 1212.2, 1212.3, and 1212.6
 - **IMPORTANT NOTES:**
 - Failure to submit the qualifications and/or resume(s) material noted in Division 2 *may* result in your submission being deemed **deficient**. If deemed deficient, your firm **will not** be allowed to pursue this specific Contract.
 - *As described in detail in the 1212 QBS Submittal Booklet Instructions, the final QBS Submittal Booklet shall be created with bookmarks; and the final file size for the QBS Submittal Booklet shall not exceed 10mb.*
- 2.4 In accordance with **6001 Construction Online Bidding Instructions**:
- **Register** on CTsource (if you have not already done so).
 - **Upload** certain **Affidavits and Certifications** to your CTsource account **prior** to the QBS Submittal Deadline. **NOTE:** Failure to **properly complete, sign, date, and upload** all of the required Affidavits and Certifications to CTsource **prior** to the QBS Submittal Deadline **shall** result in the firm’s submittal being deemed deficient and the firm **will not** be allowed to pursue this specific Contract. Violations of Affidavits and Certifications (including, but not limited to, CGS §9-612(f)(2)(A)), **may** result in disqualification from entering into a State of Connecticut contract. Once uploaded, Affidavits and Certifications shall be updated and submitted as required by law.
 - **Upload** one (1) complete **PDF QBS Submittal Booklet** to the correct solicitation on CTsource **prior** to the QBS Submittal Deadline. **NOTE:** Failure to submit properly formatted QBS Submittal Booklets with all of the required contents by the designated deadline **may** result in the firm’s submittal being deemed deficient. If deemed deficient, the firm **will not** be allowed to pursue this specific Contract.



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3. QBS Longlist, Shortlist, RFP, and Interview Procedures

3.1 Longlist Procedure (Pre-Screening):

- After the QBS Submittal Deadline has closed, the DAS/CS Policy & Procurement Unit will (1) determine if any prospective CMR firm exceeds contract limitations as specified in **1210 QBS Guidelines for Selection and Contract Limits**, and (2) review all QBS Submittal Booklets for compliance with **1212 QBS Submittal Booklet Instructions**.
- If a firm does *not* exceed the contract limitations *and* their QBS Submittal Booklet is acceptable, the firm *shall* be placed on the “**Longlist**” of firms to be evaluated by the QBS Selection Panel.
- If a firm *exceeds* the contract limitations, the firm **shall not be** considered any further for the specific Contract.
- If a firm’s QBS Submittal Booklet is deficient, the firm **may not be** considered any further for the specific Contract.

3.2 Shortlist Procedure (Screening):

- The QBS process is based on comparing and evaluating weighted criteria of qualifications and performance of all firms in relation to work of similar scope and complexity that is required for this specific contract in order to create a “**Shortlist**” of the most highly qualified firms. The QBS Selection for this Project shall be conducted in accordance with the procedures described in the “**0370 Construction Manager at Risk – Best Value Selection Procedure Manual**”, available for download from the online **DAS/CS Library** (<https://portal.ct.gov/DASCSLibrary>) > 0000 Series. Each QBS Submittal Booklet will be evaluated by a QBS Selection Panel in accordance with the following “Screening Shortlist Rating Criteria Categories for CMR Services”:

Max. Rating Points:	Screening Shortlist Rating Criteria Categories for CMR Services:
35	Experience with Work of Similar Size and Scope as Required for this Contract
30	Organizational / Team Structure For This Contract
20	Past Performance Data
15	Partnering Experience

- After each booklet has been evaluated, the DAS/CS Policy & Procurement Unit will use the ratings to compute and create a list of the “most highly qualified firms” and will furnish a “Screening Approval Memorandum” to DAS/CS Senior Management. DAS/CS Senior Management will review the memorandum and will select the firms to be Shortlisted and invited to respond to a Request for Proposals (RFP) and present their qualifications at an Interview.

3.3 Request for Proposals (RFP):

- Each of the Shortlisted firms will be required to submit a response to an **RFP** by the indicated due date. The RFP shall be comprised of **Project Information, Qualitative Criteria, and a Sealed Cost Proposal**.

3.4 Interview Procedure (Selection):

- Shortlisted firms will be invited to an **Interview Presentation**. Each firm’s presentation will be evaluated by the QBS Selection Panel in accordance with the following “CMR Selection Interview – Qualitative Rating Criteria Categories”:

Max. Rating Points:	CMR Selection Interview – Qualitative Rating Criteria Categories
10	Experience
30	Project Organization, Personnel Experience and Qualifications
15	Project Approach and Preliminary Project Plan
15	Past Performance on CMR Projects, GC projects, or Other Relevant Performance Data
20	Schedule Performance
10	Safety Record

3.5 CMR Best Value Based Selection Procedure:

- The CMR Selection Procedure utilizes a three (3) step “Best Value Based Selection” Procedure: Step 1: Selection Presentations and evaluation of Qualitative Criteria from the RFP; Step 2: Public Opening of the Sealed Cost Proposal from the RFP; and Step 3: Best Value Calculation of the Qualitative Criteria and Sealed Cost Proposal.
- The DAS/CS Policy & Procurement Unit will prepare a list of the shortlisted firms ranked in order of Best Value Calculation (cost per unit of quality) and will furnish a “Selection Approval Memorandum” to the DAS Deputy Commissioner or his/her delegated individual for his/her review and approval to enter into a contract with the “Best Value” CMR Firm.

3.6 Conditional Selection Procedure:

- The DAS/CS Policy & Procurement Unit will email the selected firm a “Conditional Selection Notification Letter” which will provide instructions regarding additional information that must be submitted for the processing of its contract.



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4. QBS Contacts

NOTE: Responses to requests for more specific Project information than is contained in this Advertisement shall be limited to information that is available to all firms and that is necessary to complete this QBS process. **All requests for more specific Project information must be sent in writing (email acceptable).**

4.1 For General QBS Submittal Questions:	4.2 For Specific Project Questions:
Randy Daigle, DAS/CS Policy & Procurement Unit DAS Construction Services Office of Legal Affairs, Policy & Procurement 450 Columbus Blvd. Suite 1302 Hartford, Connecticut 06103	Barbara Cosgrove, DAS/CS Project Manager DAS Construction Services Office of Design & Construction 450 Columbus Blvd. Suite 1201 Hartford, Connecticut 06103
Email: Randy.Daigle@ct.gov and DAS.CS.RFQ@ct.gov	Email: barbara.cosgrove@ct.gov