



ADV. No.: BI-2B-369-ARC

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

A/E Consultant Services Selection
Request for Qualifications (RFQ)
Web Advertisement

Adv. No.:	BI-2B-369-ARC	Web Advertisement Date:	Wednesday May 1, 2013
Selection Type:	Major Capitol Project Consultant Selection		
General Statement:	In accordance with the requirements of CGS §4b-55 through §4b-59, State of Connecticut, Department of Construction Services, Division of Design & Construction, Office of Process Management advertises for Requests for Qualifications for the Major Capital Project Consultant Services as specified below.		
Consultant Services:	The project requires complete Architectural and Engineering Consultant services; including structural, mechanical and electrical consultants as part of the team as well as several specialty consultants as outlined in Designated Services below.		
Contract Number:	BI-2B-369-ARC		
Contract/Project Title:	State Office Building Renovations and new Parking Garage		
Project Location(s):	Hartford, CT		
Cost of the Work:	\$146,625,000		
User Agency Name:	Department of Administrative Services		
Project Delivery Method:	<input type="checkbox"/>	Design-Bid-Build (D-B-B): Architect/Engineer (A/E) consultants shall be selected to develop design and construction documents for the State to publically bid the Major Capital Project. The general contractor that is the "lowest responsible and qualified bidder" is then awarded a contract by the State to build the Project.	
	<input checked="" type="checkbox"/>	Construction Manager At Risk (CMR) - Guaranteed Maximum Price (GMP): Architect/Engineer (A/E) consultants shall be selected to develop design and construction documents in the cooperation with a CMR for a Major Capital Project. The CMR shall publically bid the project elements and enter into a GMP contract with the State. After consultation with and approval by the commissioner, the CMR shall award subcontracts to responsible qualified subcontractors submitting the lowest bids to build the Project.	
Project Description:	<p>The Department of Construction Services (DCS) for the Department of Administrative Services (DAS) is seeking the services of a highly talented and experienced Architectural/Engineering (A/E) Consultant team for renovation and construction services of the renovation and construction of the State Office Building and new parking Garage in Hartford, CT.</p> <p>Renovations include the complete gutting of interior masonry walls, partitions, mechanical and electrical systems. The project will provide for all new windows, HVAC, electrical systems, fire alarm and fire protection systems and telecommunication systems to be designed to meet current code requirements. Replacements of elevator systems utilizing the existing elevator shafts. All new mechanical systems will meet the latest energy efficient designs. Renovation includes improvement to security and handicapped accessibility. The new HVAC system will be connected to the capitol area energy loop.</p>		



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	<p>Prior to demolition of interior walls and windows and mechanical systems, the project will require an asbestos abatement project to remove asbestos containing fibers in the interior plaster walls, floor tiles, and mastics.</p> <p>The site will require complete replacement of bituminous concrete pavement, along with parking, drainage, lighting, granite retaining walls replacement and appropriate landscaping.</p> <p>The project also includes the demolition of the existing parking structure (capacity is approximately 450 spaces) and construction of a new garage at two possible locations. 1) To utilize the site of the existing garage with the possibility of including the empty site located on the corner of Buckingham and Washington Street. In doing so, the new garage would yield approximately 900 +/- parking spaces. 2) To build a garage at the site of the present surface lot behind the State office Building.</p> <p>The project shall comply with all pertinent state statutes, building/fire safety codes, and health codes. This project includes accreditation of this building as a LEED® Silver building that is in compliance with the High Performance Building energy standards</p>
Designated Services:	<p>The following designated tasks shall be required for this project and conducted with the Architect's Consultant Team, including, but not limited to the following types of services:</p> <ul style="list-style-type: none"> • Architectural; • Civil Engineering; • Landscape Architect; • Structural Engineering; • Mechanical/Electrical/Plumbing Engineering (including HVAC, Fire Suppression/Protection Systems); • Predesign, Feasibility, Environmental Studies; • Site Surveys, Borings, Geotechnical Reports, etc.; • High Performance Buildings; • Building Commissioning (Cx); • Integrated Design Process; • Building Information Modeling (BIM) Process; • Programming; • Interior Design/Space Planning; • Building Security; • Telecommunications / Information Technology; • Furnishings, Fixtures and Equipment; • Code Consultant; • Cost Estimator; • Participation in budget reconciliation and value engineering with a Construction Administrator and Construction Manager at Risk (CMR)



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<p>Affirmation of Receipt of State Ethics Laws Summary of Electronic On-Line Filing Requirements:</p>	<p>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:</p> <p>1. Electronic Uploading Requirements for Affidavits/Certifications</p> <p>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.</p> <p>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".</p> <p>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)".</p> <p>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.</p> <p>2. Electronic "Guide to the Code of Ethics For Current or Potential State Contractors"</p> <p>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 <i>"Guide to the Code of Ethics For Current or Potential State Contractors"</i> 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 <i>"Guide to the Code of Ethics For Current or Potential State Contractors"</i> can be directed to the OSE at 860-263-2400.</p> <p>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 <i>"Affirmation of Receipt of State Ethics Laws Summary"</i> must be electronically uploaded to the "State Procurement Marketplace" as described above. Questions concerning the electronic filing of the <i>"Affirmation of Receipt of State Ethics Laws Summary"</i> can be directed to DAS Procurement Services at (860) 713-5095.</p> <p>NOTE: Do not electronically submit an "Affirmation of Receipt of State Ethics Laws Summary" to CT DCS.</p> <p>3. Additional Affidavits & Certifications Requirements:</p> <p>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 DAS Legal Services.</p>
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Date CT DCS Began Planning This Project:	4/12/2013																			
Qualifications Based Selection (QBS):	<p>This Qualification Based Selection (QBS) 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. The 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;">Architect / Engineer 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;">Past Performance Record</td> <td style="text-align: center;">20</td> </tr> <tr> <td style="text-align: center;">2</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;">3</td> <td style="text-align: center;">Organizational / Team Structure</td> <td style="text-align: center;">30</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 Interview Panel Member Points</td> <td style="text-align: center;">100</td> </tr> </tbody> </table> <p>Note: The QBS Selection for this Project shall be conducted in accordance with requirements stated in the Selection & Bidding Manual:</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 Selection & Bidding Manual link. 4. For the number of active and inactive Selections and Contracts that are allowed to be held by a firm by at one time see the Capital Project Selection & Contract Limitation Guidelines (1221) link. 		Criteria Number	Architect / Engineer 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
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QBS Email Registration:	<p>To access the QBS Email Registration 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 Forms link. 3. Click on the QBS Email Registration (1225) link. 																			
QBS Submittal Booklet Requirements:	<p>To access the QBS Submittal Booklet Requirements 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 (1230) link. 																			
Qualification Submittal Deadline and Location:	<p>Deadline for the receipt of the QBS Submittal Booklets is: 3 p.m. Tuesday, May 21, 2013</p> <p>QBS Submittal Booklets shall be submitted to the following address: 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 with all of the required contents by the designated deadline and location will result in the Firm's submittal being deemed deficient for consideration for this Contract.</p>																			



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RFQ Contacts:	<p><i>For General QBS Requirements:</i></p> <p>CT DCS QBS Selection Unit: Randy Daigle, QBS Unit Supervisor Room 437 165 Capitol Avenue Hartford, Connecticut 06106 Email: randy.daigle@ct.gov</p>	OR	<p><i>For this Consultant Services Contract:</i></p> <p>CT DCS Project Manager Michael Milne Room 460 165 Capitol Avenue Hartford, Connecticut 06106 Email: Michael.milne@ct.gov</p>
	<p><u>IMPORTANT NOTE:</u> 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 QBS process.</p> <p>All requests for more specific contract information must be sent in <u>writing</u> (email acceptable).</p>		

END
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