



SOLICITATION INFORMATION SHEET
CONSTRUCTION - CONSTRUCTION MANAGER AT RISK
REQUEST FOR STATEMENT OF QUALIFICATIONS

The University of Connecticut is accepting Statement of Qualifications for:

PROJECT NUMBER: 300249

PROJECT NAME: PBB RESEARCH SUPPORT EXPANSION

PROJECT LOCATION: STORRS CAMPUS, PHARMACY/BIOLOGY BUILDING (PBB)

PROCUREMENT AGENT: CESAR ALONZO, cesar.alonzo@uconn.edu, 860-486-0012

INTENT OF THIS SOLICITATION: The purpose of this Request for Qualifications ("RFQ") is to solicit Construction Managers at Risk for pre-construction, planning, and construction services for the Research Support Expansion in the Pharmacy/Biology Building (PBB).

LOCATION OF THIS SOLICITATION: Submit a Statement of Qualifications ("Proposal") for this solicitation through the HuskyBuy Portal:

<https://bids.scquest.com/apps/Router/PublicEvent?CustomerOrg=UConnFullSuite>.

SBE/MBE PARTICIPATION: The University of Connecticut is committed to providing a professionally inclusive environment within which small and minority businesses are encouraged to participate in the procurement experience. As such, we encourage participation by Small (SBE) businesses, Minority-Owned (MBE) businesses, Woman-Owned (WBE) businesses, and businesses owned by persons with a disability (DisBE), certified as such by the Connecticut's Department of Administrative Services Supplier Diversity Division. For further information, visit: <https://portal.ct.gov/DAS/Services/Licensing-Certification-Permitting-and-Codes/Small-Minority-Business-Center>. To learn about the University of Connecticut's Supplier Diversity Program, visit: <https://supplierdiversity.ubs.uconn.edu>. Additionally, the University encourages Connecticut-based businesses to participate in this public solicitation process.

CRITICAL DATES:

Pre-Proposal Conference Date and Time	FEBRUARY 21, 2024 1:00 PM
Pre-Proposal Conference Location	PURCHASING BID ROOM, 3 DISCOVERY DR. STORRS, CT 06269
Q&A (RFI) Due Date and Time	MARCH 4, 2024 2:00 PM
Proposal Due Date and Time	MARCH 14, 2024 2:00 PM

PRE-PROPOSAL CONFERENCE: During the Pre-Proposal Conference, the RFQ and Scope of Work will be discussed. There also will be an opportunity to view existing conditions (if applicable). The Pre-Proposal Conference is not mandatory, however, interested Proposers are strongly encouraged to attend.

There are limited short-term and PayByPhone parking spaces around the University Business Services building. The North Parking Garage is recommended to all vendors as parking on campus is at your own risk. The North Garage parking is paid via online app (PaybyPhone or Flowbird) or at a kiosk and is required when parking vehicle and not when exiting the garage.

REQUEST FOR INFORMATION QUESTIONS: All Requests for Information (“RFI”) questions are to be posted under the Q&A Board Tab in the HuskyBuy sourcing event for this Solicitation. No phone calls or RFI questions emailed directly to the Procurement Agent will be accepted.

CLARIFICATIONS, ADDENDA, and INTERPRETATIONS: Proposers shall promptly notify the University of any ambiguity, inconsistency, or error which they may discover upon examination of the contract documents.

Any and all interpretations of the RFI Responses, contract documents, and supplemental instructions, will be in the form of a clarification/addendum, and posted as part of the HuskyBuy sourcing event. Failure of a Proposer to receive such clarification/addendum or interpretation shall not release a Proposer from the obligations under its Proposal as submitted.

CONSIDERATION OF PROPOSALS: This is a two-part Quality-Based Selection solicitation process. During the first part, a Proposer shall demonstrate, to the satisfaction of the University, that they possess the proven financial ability, managerial ability, technical ability, and the integrity, necessary to perform the Scope of Work faithfully and efficiently for this Project, without conflict of interest. Proposals shall be evaluated utilizing the objective technical criteria listed within the RFQ, as well as any additional information obtained from persons or other sources identified in the Proposal with the intent of developing a shortlist of qualified Proposers.

During the second part of the process, the short-listed Proposers are invited to submit a Cost Proposal during the Request for Proposal phase. The University may choose to interview the short-listed Proposers as part of the selection process; however, the Proposer should not assume interviews will be conducted. The technical proposal shall be a “stand-alone” document and may be the sole basis of selection.

PROJECT SCHEDULE/DURATION:

- | | |
|--|------------------------|
| • Anticipated Contract Issuance/Notice to Proceed: | JUNE 17, 2024 |
| • Construction is planned to start: | MAY 2025 |
| • Construction Duration: | NINE (9) MONTHS |

PROJECT DESCRIPTION/SCOPE OF WORK: The University intends to utilize a Construction Manager (CM) at Risk contract format with a Guaranteed Maximum Price, (GMP), with a separate negotiated pre-construction services contract.

The project consists of the fit-out of shell space adjoining the existing animal care facility, for additional research support spaces. This project is on the ground floor of the Pharmacy Biology Building, on the

Storrs Campus. The project also includes a redesign of the sewage ejection pump system located separately but adjacent to the shell space (southeast of project proper). The scope of the project is approximately 3,615 NSF (with the pump pit area an additional 187 NSF). The proposed renovations will assist with the recruiting of new faculty and help facilitate the competitiveness of UConn in grant competitions, therefore increasing the quality of research at the University.

Scope of Work includes: (but is not limited to):

- Demolition/Construction:
 - Demolition/rework of drainage, venting in concrete floors
 - Partial demolition of CMU and/or gypsum board walls
 - New CMU and/or gypsum board walls – including floor infill where elevations differ
 - New mechanical, electrical, plumbing and fire protection work
 - A mechanical mezzanine above the new research support space (to be an extension of existing mezzanine level)
 - Installation of new (or re-worked) sewage ejection pump system for entire animal care facility (including expansion)
 - New epoxy resin floors
 - New interior doors, frames, ceilings, etc.
 - New interior finishes & signage
- Full compliance of all applicable codes; vivarium regulatory bodies; health & safety; security, etc.
- Target of LEED Gold for Higher Education: Interior Fit-out project
- Collaboration with Design team, Commissioning agent, UPDC, UConn Facilities, EHS, UConn supporting departments, etc. Approvals shall be routed through UPDC with the Director of Animal Care and the Director of Research Integrity as the “client”.

The Construction Manager must explicitly execute a means and methods strategy illustrating the following approach to construction:

- a) Isolate/minimize any/all vibration, dust, and sound transmission during construction. Critical care must be taken to protect the animal occupants in the adjacent facility. These occupants are extremely sensitive, and their breeding/reproduction patterns are easily affected by minimal changes in their environment. These colonies are irreplaceable. Full monitoring of environmental changes during construction is mandatory.
- b) The adjacent facility must remain operational at all times (24 hours per day/7 days per week). During construction, there will be no access to the expansion space from the existing animal care facility. The Construction Manager shall develop a logistics plan and carefully execute the breakthrough points connecting the existing facility to the expansion. This shall occur at the end of the construction period.

QUALIFICATIONS OF PROPOSER: All Proposers must provide information/documentation with their submission that demonstrates the following:

- **DAS CLASSIFICATION:** Proposers must be prequalified by the Department of Administrative Services in the specified classification for this project (**CONSTRUCTION MANAGER AT RISK GROUP B OR C**) as of the due date of the RFQ.
- **FINANCIAL ABILITY:** The Proposer must demonstrate the financial ability and bonding capacity to complete a construction project with a minimum value of at least **\$6,000,000**. See the *Financial Ability Prequalification Requirements* Document for further information.

- **NARRATIVE OF PROJECT APPROACH:** Prepare a Narrative that demonstrates your Company's understanding of the Scope of Work for this Project. The Narrative should be no more than **eight (8) pages**. Concisely present an approach that includes the following:
 - a. **Technical Approach:** Describe your Company's process for completing the Scope of Work within the proposed schedule, including Pre-Construction and Construction activities. Illustrate how your company will approach the critical requirements for construction noted in the scope of work above.
 - b. **Quality Assurance/Quality Control:** Describe your Company's process and procedure for managing and assuring quality during construction activities.
 - c. **Cost Control and Budgeting:** Describe your Company's approach to developing both project and construction cost estimates and managing costs once budgets are developed.
 - d. **Supplier Diversity:** Describe your Company's approach to meeting the set-aside goals and CHRO requirements for this Project.
 - e. If submitting as a joint venture, describe the proposed joint venture arrangement between the joint venture partners.

- **PREVIOUS RELEVANT EXPERIENCE:** Describe the overall qualifications of the Proposer, including background in this field and the services that it provides. Utilize the *Previous Relevant Experience Form, Const-RFQ 3 Projects* provided with this RFQ. The Proposer shall:
 - a. Provide **three (3) examples** of projects that are in progress (at least 75% complete) or completed, comparable in size, scope, and similar environment to this project, **with an emphasis on animal care facility renovations and/or new construction**, completed within the past **ten (10) years**.
 - b. For a project to be considered, the value of that project must have a minimum value of **\$3,000,000**. A detailed description of the work performed and how it relates to the Scope of Work outlined in the RFQ shall be included.
 - c. **Note: Only provide the required number of project examples listed in this section and only one (1) project performed for UConn may be included as part of your Proposal.**
 - d. Projects with any information on the Form stated as "confidential" will not be considered.
 - e. If a joint venture is proposed, provide project examples demonstrating that the joint venture partners have worked together. Include a description and percentage of the work performed by each joint venture partner.

- **PROPOSED TEAM QUALIFICATIONS:** The Proposer must demonstrate the ability to staff the project with high quality, experienced personnel. Describe the qualifications and responsibilities of the key project team personnel who will be assigned to the project including their experience on similar assignments and their specific responsibilities for the proposed project. Utilize the *Resume for Proposed Key Personnel Form, Const-RFQ* provided with this RFQ.
 - a. Resumes are required for the following positions: Project Executive, Project Manager, Estimator, Scheduler, Superintendent, BIM Manager and MEP Coordinator.
 - b. Provide an Organizational Chart that identifies the primary team members' roles, including any subconsultants for this project. **Note:** if the Company's Organizational Chart lists additional roles from those that are listed in "a" above, then the Company may also provide a resume for each additional role. However, only provide resumes for the key project team; do not include resumes for personnel not assigned to the team.

MISCELLANEOUS REQUIRED DOCUMENTS: The Proposal shall include the following documents:

- a. **Supplier Diversity Certificate:** If certified, provide your Company's current Supplier Diversity

Certificate issued by the Connecticut Department of Administrative Services.

- b. **Joint Venture Agreement:** If a joint venture is proposed, provide the Joint Venture Agreement.

Note: During the Request for Proposal phase, the short-listed Proposers will be required to submit a copy of their current Certificate of Legal Existence or Authorization from the CT Secretary of State (or copy of the Application submitted to the State of Connecticut). No information is required during the RFQ phase.

CONTRACT: A draft of the contract has been provided with the solicitation documents. The University reserves the right to modify the contract or waive any informality as it deems to be in the best interest of the University. By submitting a Proposal, your Company accepts the contract and any modifications that the University deems necessary to it without exception. Proposers will be notified of any modifications to the contract made by the University. Any exceptions to the contract submitted by the Proposer will not be considered.

JOINT VENTURE: If submitting as a joint venture, a new HuskyBuy Vendor Profile must be created with the joint venture company name and the Proposal must be submitted under this profile; it cannot be submitted under one of the joint venture partners' profile.

SELF-PERFORMANCE REQUIREMENT: The Construction Manager At-Risk is not permitted to complete any portion of the construction work with its own forces. The Construction Manager is responsible for developing subcontractor bid packages, conducting a solicitation process for each established bid package, and contracting with the subcontractors to complete the construction work.

SET-ASIDE REQUIREMENTS: The Set-Aside Requirement for this Project is that (1) not less than thirty percent (30%) of the Guaranteed Maximum Price be awarded to subcontractors who are certified by the Connecticut Department of Administrative Services as "Small Business Enterprises" ("SBEs") and (2) not less than ten percent (10%) of the Guaranteed Maximum Price be awarded to subcontractors who are certified by the Connecticut Department of Administrative Services as "Minority Business Enterprises" ("MBEs") (the 10% set aside for MBEs may be included in the 30% set aside for SBEs). The Construction Manager is responsible for ensuring that the S/MBEs they have selected are eligible Connecticut-certified S/MBE contractors.

End of Solicitation Information Sheet