



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

The University of Connecticut is accepting Statement of Qualifications for:

RFQ RELEASE DATE: 3/13/2024

PROJECT NUMBER: 300251

PROJECT NAME: WERTH TOWER HIGH HUMIDITY MITIGATION

PROJECT LOCATION: STORRS CAMPUS, 2378 ALUMNI DRIVE, STORRS, CT 06029

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 procure a Construction Management team to provide modifications to the existing supply air system at Werth Tower.

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	3/20/2024	1:00PM
Pre-Proposal Conference Location	PURCHASING BID ROOM, 3 DISCOVERY DR, STORRS CT 06269	
Q&A (RFI) Due Date and Time	3/27/2024	2:00PM
Proposal Due Date and Time	4/9/2024	2:00PM

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: **July 2024**
- Construction is planned to start: **May 2025**
- Construction Duration: **3 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 preconstruction services contract.

The project consists of providing dehumidified ventilation air to each of the residence dorm rooms in Werth Hall on floors 2 through 8. This solution is a result of testing and mock ups provided by UCONN along with the recommendation by Simpson Gumpertz & Heger (SGH). The proposed solution is outlined in the summary prepared by SGA dated December 5, 2023.

Based on that summary, the scope work is to replace the existing three rooftop units that serve the corridors with new dual wheel desiccant rooftop units to provide dehumidified air to each dorm room and the corridors. The corridors act as the makeup air source for the core toilets. The intent is to reuse the existing risers to deliver the air and provide new supply ductwork and associated booster fans above the corridor ceiling to each room. Approximately 30 CFM is intended to be delivered to each room as testing and monitoring have indicated this addresses the concerns. To use the existing risers we plan on reducing the toilet exhaust to code minimum values to allow for building pressurization.

The electrical scope of work shall include power distribution in support of the modified HVAC equipment, removal and reinstallation of lighting and devices to allow new ductwork to be run through the corridor in new soffit and fire alarm modifications for new fire/smoke dampers and disconnect/reconnect of existing relocated fire/smoke dampers.

Sprinkler relocations and addition of sprinkler heads at floors 2 through 8 to accommodate the new soffits are required.

The architectural scope for the project shall include the removal and replacement of the corridor ceilings on floors 2 through 8 at Werth Hall and the addition of a new soffit to run new ductwork. The scope of work also include details for painting and patching of the sheetrock soffits at each dorm room to accommodate the ductwork as well as designing shaft wall details for duct penetrations, ceiling repair work as well as roof details for the new RTUs and curbs.

The structural scope of work is limited at this time based on the existing documentation reviewed to date and will require additional field surveying and analysis to determine the extent of structural scope to support the new rooftop units.

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 **\$6,000,000.00**. 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 **replacing RTUs from existing building and dehumidified air distribution**, completed within the past **7 years**.
 - b. For a project to be considered, it must have a minimum value of **\$4 million**. 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 that are in progress shall include an estimated date of completion. Projects that state "tbd," "on-going," "active," or "in progress," instead of an actual date *may not be considered*.
 - e. Projects with any information on the Form stated as "confidential" *will not be considered*.
 - f. 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 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, MEP Engineer and Project Superintendent*
 - b. Note: Project relevant experience included on individual resumes must adhere to the criteria listed in the *Previous Relevant Experience* section above (relevancy, stated dollar value, timeframe, and confidentiality rules) to be considered. In addition, if a UConn project is included as part of the Proposer's project examples in the Previous Relevant Experience section, no additional UConn projects may be included on individual resumes.
 - c. 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