



SOLICITATION INFORMATION SHEET
CONSTRUCTION - GENERAL CONTRACTOR ANNUAL PREQUALIFICATION PROGRAM
FOR PROJECTS ESTIMATED AT \$1,000,000 OR MORE
REQUEST FOR STATEMENT OF QUALIFICATIONS

The University of Connecticut is accepting Statement of Qualifications for:

RFQ RELEASE DATE: MARCH 15, 2024

PROGRAM NUMBER: APGC2024

PROGRAM NAME: ANNUAL PREQUALIFICATION PROGRAM GENERAL CONTRACTOR

PROGRAM LOCATIONS: STORRS CAMPUS, REGIONAL CAMPUSES, UCONN HEALTH LOCATIONS, and ANY OTHER UNIVERSITY PROPERTY

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

INTENT OF THIS SOLICITATION: The purpose of this Request for Qualifications ("RFQ") is for the University of Connecticut (the "University") to request Statements of Qualifications from Companies that can provide General Contractor services. Projects may include new construction, renovation or alteration of existing buildings, and infrastructure. The services requested may be for the University's main campus at Storrs-Mansfield, regional campuses (Avery Point, Hartford School of Law, downtown Hartford, Stamford, and Waterbury), UConn Health (UCH) (Farmington, satellite locations), and any other University property.

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

<https://bids.sciquest.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:

Q&A (RFI) Due Date and Time	MARCH 28, 2024	2:00 p.m.
Proposal Due Date and Time	APRIL 9, 2024	2:00 p.m.

Note: *The Annual Prequalification Program Outreach Event PowerPoint presentation is included in the Buyer Attachments Section for this event. Access to the Annual Prequalification Program Outreach Events video recordings presented on March 7, 2024 and March 11, 2024 may be requested by contacting the Procurement Agent listed for this Sourcing Event.*

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 Quality-Based Selection solicitation process. A Proposer shall demonstrate, to the satisfaction of the University, that it possesses the proven managerial ability, technical ability, financial ability and the integrity, necessary to perform the Scope of Work for this Program faithfully and efficiently, 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. The University reserves the right to make multiple awards for this Program if it is deemed to be in its own best interest.

PROGRAM SCHEDULE/DURATION:

- Prequalification Certificate is planned to be issued by: May 2024
- Program duration: One (1) year. The University reserves the right to extend the Prequalification Certificates for up to two (2) additional 1-year extensions.

PROGRAM DESCRIPTION: The University of Connecticut has developed a program that will partner with the contractor community in order to streamline the selection process for General Contractor for University projects valued at \$1,000,000.00 or more. The University makes the decision to prequalify an Company based on their Statement of Qualifications, including but not limited to: previous relevant experience, proposed team qualifications, financial ability, and integrity.

The General Contractors will have the opportunity to prequalify for one or multiple Areas of Expertise during the RFQ process by submitting narrative of approach to projects, previous relevant experience, proposed team qualifications for each Area of Expertise, as follows:

- Student Housing: including, but not limited to new or existing residential facilities.

- Academic and Staff Buildings: including, but not limited to new or existing classrooms, offices, dining facilities and others.
- Energy and Infrastructure: including, but not limited to solar, fuel cell, power generation, utilities, telecommunication, transportation systems, water and wastewater treatment, others.
- Athletics and Recreational Facilities: including, but not limited to student centers, sports complexes, stadia, others.
- Healthcare and Science Facilities: including, but not limited to hospital work, medical offices, healthcare teaching facilities, laboratories, research facilities, others.

A certificate of prequalification will be effective for one year after issuance, and the University will have the option to extend the certificate of prequalification for up to two (2) additional 1-year extension. Prior to the expiration of the certificate of prequalification, the University will request from the prequalified companies the following updated documents: DAS Prequalification Certificate, Supplier Diversity Certificate (if applicable), Bonding Capacity Letter; in order to extend the certificate of prequalification for a period of one (1) year, up to a maximum of 2 (1) year periods.

Companies that do not prequalify for the program or for a specific Area of Expertise will be able to submit their Statement of Qualification during the next RFQ on the following annual prequalification cycle.

The University will issue Invitations to Bid on any projects as needed, to those contractors who are issued a certificate of prequalification based on the following criterion:

- Financial Ability: contractors who meet the single project bonding capacity of the estimated construction cost of the project.
- Areas of Expertise for which the General Contractor has prequalified.
- Licenses and registrations, as needed.
- Department of Administrative Services (DAS) prequalification classification.

The prequalified General Contractors will be invited to submit a Cost Proposal during the Invitation to Bid phase for any projects the University solicits, on an as needed basis. The Cost Proposals are opened during a public opening and the lowest responsible bidder is determined after review of the submissions. Annual Financial Statements will be requested during the Invitation to Bid process for each individual project.

SCOPE OF WORK: The Owner intends to utilize General Contractor AIA contract format with a lump sum value. Examples of the services that may be required under the General Contractor category are listed below. Services may include, but are not limited to the following:

- Oversee a construction project to ensure it is completed safely, on time, and in accordance with the contract documents for new construction or renovation of existing University facilities, including but not limited to:
 - Demolition work.
 - Light and Heavy earthwork and hauling, Utilities, infrastructure (above ground and underground)
 - Concrete work
 - Abatement and disposal of hazardous materials
 - Landscape and irrigation

- Masonry, carpentry, electrical and equipment, plumbing, painting, mechanical/HVAC
- Steel fabrication and erection and miscellaneous metals fabrication and installation
- Roofing and waterproofing
- Glass and glazing, windows, doors, and hardware installation
- Ceiling installation
- Interior framing and finishing
- Fire alarm/fire protection systems installation
- Data and communications cabling and equipment installation
- General requirements such as rigging, site fencing, wayfinding.
- General insulation installation
- Millwork fabrication and/or installation
- Installation and/or fabrication of graphics and signage
- Security cameras, card access devices.

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 (DAS) in the specified classification for this program (GENERAL BUILDING CONSTRUCTION, GROUP B OR C) as of the due date of the Statement of Qualifications.
- **FINANCIAL ABILITY:** The Proposer must demonstrate the financial ability and bonding capacity to complete a construction project with a minimum value of at least \$1,000,000.
- **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, representative of the scope for this program for each Area of Expertise your Company is applying for, with an emphasis on higher education new construction, renovations, alterations and/or additions; completed within the past **seven (7) years. Note: Only provide the required number of project examples listed in this section for each Area of Expertise.**
 - b. For a project to be considered, the value of that project must have a minimum value of \$1,000,000. 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 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. Separate *Previous Relevant Experience Forms*, are required for each Area of Expertise that your Company is submitting for and shall represent the experience in projects related to the specific Area of Expertise.

- f. Projects with any information on the Form stated as “confidential” will not be considered.
- **PROPOSED TEAM QUALIFICATIONS:** The Proposer must demonstrate the ability to staff the projects 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(s). Utilize the *Resume for Proposed Key Personnel Form, Const-RFQ* provided with this RFQ.
- a. Resumes are required for the following positions: *Project Superintendent and Project Manager*. Multiple resumes can be submitted per position.
 - b. **Note:** Project relevant experience included on individual resumes must adhere to the criteria listed in the Previous Relevant Experience section above (relevancy, 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. Separate *Resume for Proposed Key Personnel Form, Const-RFQ* are required for each of the required positions for each Area of Expertise that your Company is submitting for and shall represent the experience in projects related to the specific Area of Expertise.

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

- a. **CT Certificate of Authorization:** Provide your Company's current *Certificate of Legal Existence or Authorization from the CT Secretary of State*. If your Company does not have a Certificate of Legal Existence or Authorization, you may include a copy of the Application submitted to the State of Connecticut. Note: date of Application must be prior to the due date of this RFQ.
 - i. If your Company is organized/formed in a state other than Connecticut, also include your Company's current Certificate of Legal Existence or Authorization from that state.
- b. **CT Department of Revenue Service Status Letter:** Provide a Status Letter from the Connecticut Department of Revenue Services. This letter must be dated within the past three (3) months from the due date of this RFQ.
- c. **Summary of Revised Ethics Laws and Affidavits:** Review the *State of Connecticut Summary of Revised Ethics Laws and Affidavits* document and upload the executed document where applicable.
- d. **SEEC Form 10:** Review the *SEEC Form 10: Notice to Executive Branch State Contractors and Prospective State Contractors of Campaign Contribution and Solicitation Limitations* (acknowledgment of receipt of the explanation of prohibitions) and upload the executed Form where applicable. The Form can be found at: https://seec.ct.gov/Portal/data/forms/ContrForms/seec_form_10_final.pdf.
- e. **Supplier Diversity Certificate:** If certified, provide your Company's current Supplier Diversity Certificate issued by the Connecticut Department of Administrative Services.
- f. **Bonding Capacity:** Provide a letter from your bonding company or representative confirming bonding capacity and include if they have ever had to complete or finance work on your behalf. Bonding capacity shall be for, at a minimum, \$1,000,000 per Project.
- g. **Threshold Building Project:** This program may include projects defined as a “threshold building”. All contractors and major subcontractors must possess for individual projects defined as “threshold building”, a valid Major Contractor Registration Certificate issued by the CT

Department of Consumer Protection in accordance with Connecticut General Statute §20-341gg.

CONTRACT: A draft of the contract that will be used on individual projects 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.

SELF-PERFORMANCE REQUIREMENT: If awarded a contract for a project, the Contractor shall be required to perform not less than ten percent (10%) of the Total Contract Price with its own forces.

SET-ASIDE REQUIREMENTS: The Set-Aside Requirement for a Project is that (1) not less than thirty percent (30%) of the Total Contract 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 Total Contract 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). If the Contractor is an S/MBE, then any self-performed work may be included in the Set-Aside Requirement. The Contractor is responsible for ensuring that they, and the S/MBEs they have selected, are eligible Connecticut-certified S/MBE contractors.

End of Solicitation Information Sheet