



SOLICITATION INFORMATION SHEET

CONSTRUCTION - GENERAL CONTRACTOR ON-CALL PROGRAM
FOR PROJECTS FROM \$100,000 TO \$1,000,000
REQUEST FOR STATEMENT OF QUALIFICATIONS

The University of Connecticut is accepting Statement of Qualifications for:

RFQ RELEASE DATE: JANUARY 12, 2024

PROGRAM NUMBER: OC.GC2024

PROGRAM NAME: GENERAL CONTRACTOR SERVICES

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

PROCUREMENT AGENT: GRIFFIN FEHRS, griffin.fehrs@uconn.edu, (860) 486-2618

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 construction services for campus projects that may include new construction, renovation of existing buildings, interior work, exterior work, and infrastructure renovations. 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.

Note: Firms that are currently on the On-Call List must submit a new Statement of Qualifications for consideration as the current contracts expire April 2024 and are not automatically renewed.

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:

Pre-Proposal Conference Date and Time	JANUARY 24, 2024	11:00 a.m.
Pre-Proposal Conference Location	VIRTUAL MEETING (registration instructions below)	
Q&A (RFI) Due Date and Time	FEBRUARY 1, 2024	2:00 p.m.
Proposal Due Date and Time	FEBRUARY 13, 2024	2:00 p.m.

PRE-PROPOSAL CONFERENCE: During the Pre-Proposal Conference, the RFQ and Scope of Work will be discussed. The Pre-Proposal Conference is not mandatory, however, interested Companies are strongly encouraged to attend.

Register for the Pre-Proposal Conference by emailing the Procurement Agent with your email contact information. The Procurement Agent will add your email to the virtual meeting, which will be held through Microsoft Teams. The deadline to register is 1 hour prior to the meeting.

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, 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:

- The Master Agreement is planned to start: **MAY 1, 2024**
- Program Duration: **THREE (3) YEARS**

PROGRAM DESCRIPTION: Companies prequalified through this Request for Statement of Qualifications for the On-Call program will be invited to submit a Bid for a specific project during the Invitation to Bid sourcing event for that project. Estimated construction cost for a particular project will vary depending upon the project type, scope, size and/or complexity but will not exceed \$1 million per project. There is no guarantee of the number of projects the University will release for bid during the duration of the on-call contract.

Prevailing Wages will be required if the total cost of all work to be performed by the Contractor and Subcontractors is \$100,000.00 or more for any remodeling, refinishing, refurbishing, rehabilitation, alteration or repair project or \$1,000,000.00 if a new construction project and subject to Connecticut General Statutes §31-53, §31-54, and §31-55.

Cost Proposals received in response to an Invitation to Bid are opened during a public opening. After the bid opening and before the contract award, the lowest responsible Bidder is determined by adding together the Total Bid Amount plus any Alternates (additive or deductive) accepted by the University. An individual AIA A101/A201 contract will be executed for each project award to a Company.

SCOPE OF WORK: The Company should have the experience and ability to self-perform the majority of the services for this category.

Examples of the services that may be required under the General Contractor On-Call category are listed below. Services may include, but are not limited to the following:

- New construction or renovation of existing: laboratories, health service buildings, food service facilities, residential buildings, classrooms, historical buildings, office spaces, historical buildings, administrative buildings, athletics facilities.
- Oversee a construction project to ensure it is completed safely, on time, and in accordance with the contract documents.
- 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:

- **REQUIRED LICENSES AND CERTIFICATIONS:**
 - a. Provide a copy of at least one proposed Program team member's current OSHA-10 card.

- **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. See the *Financial Ability Prequalification Requirements* Document for further information.

- **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 (5 Projects)* provided with this RFQ. The Proposer shall:
 - a. Provide **five 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 *sustainable design, work in occupied buildings, academic facilities (preferably higher education), healthcare facilities, collegiate student housing, administrative buildings, and research facilities*, completed within the past **seven (7) years**.
 - b. For a project to be considered, the construction cost for that project must have a maximum value under \$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. *Companies are encouraged to submit a variety of project examples that demonstrate their experience with the types of buildings/services listed in the Program Scope of Work.*
 - d. **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.**
 - e. Projects with any information on the Form stated as "confidential" will not be considered.
 - f. 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*.
 - g. On-Call Programs cannot be submitted as a project example, however an individual project performed under an On-Call Program may be submitted as one of the Company's project examples. If submitting a project example from an On-Call Program, provide a brief description of the Program with that example.
 - h. Projects with any information on the Form stated as "confidential" or any information missing *will not be considered*.

- **PROPOSED TEAM QUALIFICATIONS:** The Proposer must demonstrate the ability to staff the Program with high quality, experienced personnel. Describe the qualifications and responsibilities of the key personnel who may be assigned to the Program including their experience on similar assignments and their specific responsibilities for the proposed Program. 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*.
 - b. Multiple resumes may be submitted for each position listed in "a" above. However, only provide resumes for personnel that may be assigned to this Program.
 - c. 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.

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.

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.

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