



**Bureau of Design & Construction**  
**Department of Public Works**  
**State of Connecticut**  
**165 Capitol Avenue**  
**Hartford, CT 06106**

**CMR Services Selection**  
**Request for Qualifications (RFQ)**  
**Web Advertisement**

<b>Adv. No.:</b>	<b>BI-RT-837-CMR</b>	<b>Web Advertisement Date:</b>	<b>January 12, 2011</b>
<b>Selection Type:</b>	<b>Major Capitol Project CMR Services Selection Request for Qualifications</b>		
<b>General Statement:</b>	In accordance with the requirements of CGS §4b-103 the Bureau of Design & Construction Department of Public Works, State of Connecticut, advertises for Requests for Qualifications for the Major Capital Project Consultant Services for a Construction Manager at-Risk (CMR) project delivery contract for the Designated Services below.		
<b>Project Delivery Method:</b>	<p><b>Construction Manager At Risk (CMR)* - Guaranteed Maximum Price (GMP):</b> A Construction Manager at Risk shall be selected to 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.</p> <p><b>*Construction Manager at Risk (CMR)</b> reviews and participates in design and the production of the construction documents with Owner and Architect. The CMR solicits trade bids on behalf of the Owner from trade subcontractors on a competitive basis. The CMR shall agree upon a Guaranteed Maximum Price to perform the work identified in the Bid Documents and enters into contracts with these trade subcontractors to perform their trade work.</p> <p><b>Important Note:</b> Projects that a firm has completed as "General Contractor" or a "Construction Manager as Agent" (i.e. Projects where the firm did not enter into contracts with these trade subcontractors to perform their trade work) shall not qualify as acceptable CMR Project Experience for this Selection.</p>		
<b>Contract Number:</b>	<b>BI-RT-837-CMR</b>		
<b>Contract/Project Title:</b>	Additions and Renovations to Eli Whitney State Technical High School		
<b>Project Location(s):</b>	71 Jones Road, Hamden CT		
<b>Estimated Cost of the Work:</b>	\$70,000,000.00		
<b>Construction Phase:</b>	1260	<b>Calendar Days</b> (From Construction Start Date to Substantial Completion Date.)	
<b>User Agency Name:</b>	Connecticut State Department of Education		



<p><b>Project Description:</b></p>	<p><b>This Project's Scope of Work shall include, but not be limited to, the following:</b></p> <ol style="list-style-type: none"> <li>1. Construction consists of the following (approx.):             <ol style="list-style-type: none"> <li>1.1 new construction of <b>91,300</b> gross square feet;</li> <li>1.2 renovation of <b>140,000</b> gross square feet;</li> <li>1.3 demolition of <b>35,000</b> gross square feet;</li> </ol> </li> <li>2. The new building is to be constructed of materials that include, but are not limited to, the following:             <ol style="list-style-type: none"> <li>2.1 The structure will consist of concrete foundations, steel columns, beams and girders, and elevated concrete slabs on metal deck;</li> <li>2.2 Exterior wall construction will consist of masonry and metal wall panels. Fenestration will consist of aluminum framed entrances and storefronts, curtain walls, and windows;</li> <li>2.3 Membrane roof construction;</li> <li>2.4 Interior finishes include CMU, brick, ceramic tile, and gypsum board;</li> <li>2.5 Floor coverings include VCT, ceramic tile, carpet, wood, terrazzo tiles, and resinous flooring;</li> <li>2.6 Ceilings include acoustic panel, gypsum board and suspended wood;</li> <li>2.7 New HVAC, plumbing, fire protection, electrical and security systems.</li> </ol> </li> <li>3. This School Project does <b>not</b> exceed the Threshold limits as defined by the Connecticut General Statutes.</li> <li>4. This School Project will be continuously occupied by the Students, Faculty, and Administrative Staff, during demolition, renovations, and construction requiring careful coordination with School staff to insure minimal disruption to the occupants and to maintain safety and security at all times.</li> <li>5. The existing building will require hazardous material abatement that must be coordinated with the Agency's use of the facility.</li> <li>6. The Project will be constructed in <b>nine (9) Phases</b> requiring multiple relocations of the School's Students, Faculty, and Administrative Staff. The completion and duration of each phase must be coordinated with the School's academic calendar.</li> <li>7. Site development includes the construction of new athletic fields complete with irrigation systems and a new garage building.</li> </ol>
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<p><b>Designated Scope of CMR Services:</b></p>	<p><b>The Scope of CMR Services required for this Project shall be the Preconstruction Phase (100% Construction Document Phase and Bid Phase), and the Construction Phase that may include, but are not limited to, the following:</b></p> <p><b>1. Preconstruction Phase Scope of Services:</b></p> <p><b>1.1 Summary of Examples of each Preconstruction Phase Services:</b>                      CMR Design Phase Services may include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>.1 Constructability Reviews;</li> <li>.2 Blasting and Pile Driving Report;</li> <li>.3 Site Logistics Plan;</li> <li>.4 Building Excavation Plan.</li> <li>.5 Schedule and Phasing Coordination;</li> <li>.6 Cost Control Management;</li> <li>.7 Construction Documents Conversion Into Subcontractor Bid Packages;</li> </ul> <p><b>1.2 Summary of Examples of Bid Phase Services:</b></p> <ul style="list-style-type: none"> <li>.1 Develop the Master Project Schedule;</li> <li>.2 Bid to DAS Prequalified Subcontractors for each Bid Package;</li> <li>.3 Advertise Bids;</li> <li>.4 Issue Subcontractor Bid Packages;</li> <li>.5 Conduct Preconstruction Conference(s) and Site Visit(s);</li> <li>.6 Process All Addenda;</li> <li>.7 Receive Bids from Subcontractors and conduct public bid opening;</li> <li>.8 Issue a Guaranteed Maximum Price (GMP);</li> <li>.9 Execute Subcontractor Agreements;</li> </ul> <p><b>2. Construction Phase Scope Services:</b></p> <p><b>2.1 Summary of Examples of Construction Phase Services:</b>                      CMR Construction Phase Services may include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>.1 Comply with General Conditions - CMR;</li> <li>.2 Comply with General Requirements - CMR;</li> <li>.3 Conduct Pre-construction Conference;</li> <li>.4 Periodic update the Master CPM Schedule;</li> <li>.5 Monthly update of Schedule of values;</li> <li>.6 Review and Prepare Monthly Progress Payment Requests;</li> <li>.7 Periodic Update of Project Cash Flow Projections;</li> <li>.8 Act as the Project's Prime Liaison;</li> <li>.9 Coordinate subcontractors' Requests for Information (RFI's) and A/E RFI Responses;</li> <li>.10 Coordinate all change requests and responses;</li> <li>.11 Coordinate All Types of Submittals;</li> <li>.12 Coordinate All Types of Testing and Inspections;</li> <li>.13 Coordinate Sub-contractors;</li> <li>.15 Coordinate Sub-contractor's participation in Commissioning (Cx);</li> <li>.16 Provide construction trailers, storage, equipment, barriers, and etc.;</li> <li>.17 Provide all Necessary On-site Construction Management Personnel;</li> <li>.18 Coordinate Substantial Completion and Turn Over</li> <li>.19 Closeout Project.</li> </ul>
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<p><b>Affidavits Submittals:</b></p>	<p>The Affidavit Requirements for Formal Contracts shall be determined by information found under the <b>Affidavit's Button</b> at the top left of the CT DPW home page: <a href="http://www.ct.gov/dpw">www.ct.gov/dpw</a>. (Click on "introduction" see chart. Also click on "<b>General Advice...</b>").</p> <ul style="list-style-type: none"> <li>• The Submitter shall provide, in the Qualifications Submission, the "Ethics Affidavit", if the contract fee is expected to exceed \$500,000.</li> <li>• The Consulting Affidavit and Disclosure Affidavit should be provided within 21 days after the notice of selection.</li> <li>• At the time of the Contract execution, the Consultant shall be required to sign the "Gift and Campaign Contribution Certification" if contract fee is equal to or greater than \$50,000. The Gift and Campaign Contribution Certification states that you, your company, and specified other individuals have given no gifts to DPW personnel and other individuals set forth in the Certification. For the purpose of signing the Certification "the date DPW began planning the subject project or services" is the date noted below. Pursuant to Connecticut General Statute 4-252(d) any bidder, proposer or person who responded to a request for qualifications for a contract with a value equal to or greater than \$50,000 who does not make this certification at the time of the contract execution shall be disqualified. The noted \$50,000 or greater value is based on Executive order #7C dated July 13, 2006.</li> <li>• The most accurate information concerning affidavits and the Gift and Campaign Contribution Certification can be found by going directly to the DPW web page at <a href="http://www.ct.gov/dpw">www.ct.gov/dpw</a>, clicking on the <b>Affidavits</b> link and then carefully reviewing all of the documentation presented (including but not limited to the Introduction link and General Advice for Filling Out Affidavits and Resolutions/Certificates of Authority link. No forms, other than those posted on the DPW web page, shall be used by a consultant or design/builders.</li> <li>• With regard to a State contract as defined in P.A. 07-1 having a value in a calendar year of \$50,000 or more or a combination or series of such agreements or contracts having a value of \$100,000 or more, the authorized signatory to this submission in response to the State's solicitation expressly acknowledges receipt of the State Elections Enforcement Commission's notice advising prospective state contractors of state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice. (See, SEEC Form 11 is available on the State Elections Enforcement Commission Website at <a href="http://www.ct.gov/seec">www.ct.gov/seec</a> and clicking in their "Forms" link).</li> </ul> <p><b>Questions concerning the affidavits can be directed to the DPW Legal Services Division at 860-713-5680.</b></p>
<p><b>Date DPW Began Planning This Project:</b></p>	<p><b>November 6, 2002</b></p>
<p><b>CMR QBS Submittal Booklet Requirements:</b></p>	<p>To access the <b>CMR QBS Submittal Booklet Requirements</b> for this Project:</p> <ol style="list-style-type: none"> <li>1. Go to the DPW Website: <a href="http://www.ct.gov/dpw">www.ct.gov/dpw</a>;</li> <li>2. At the left hand side of the DPW Home Page click on the <b>Publications</b> link.</li> <li>3. Under the <b>Alphabetical Listings</b> or the <b>Design and Construction</b> title, then click on the <b>CMR - QBS Submittal Booklet Requirements</b> link.</li> </ol>
<p><b>CMR QBS Screening Shortlist Questionnaire:</b></p>	<p>To access the <b>CMR QBS Screening Shortlist Questionnaire</b> for this Project:</p> <ol style="list-style-type: none"> <li>1. Go to the DPW Website: <a href="http://www.ct.gov/dpw">www.ct.gov/dpw</a>;</li> <li>2. Under <b>Requests For Qualifications</b> click on the <b>Construction Manager at Risk</b> link;</li> <li>3. Under the <b>Construction Manager at Risk, Open Requests for Qualifications (RFQs)</b> locate the Contract Number for this Project click on the <b>CMR - QBS Screening Shortlist Questionnaire</b> link to obtain the CMR QBS Screening Shortlist Screening Questionnaire for this Project.</li> </ol>



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<b>CMR QBS Email Registration:</b>	<p>To access the <b>CMR - QBS Email Registration</b> for this Project:</p> <ol style="list-style-type: none"> <li>1. Go to the DPW Website: <a href="http://www.ct.gov/dpw">www.ct.gov/dpw</a>;</li> <li>2. At the left hand side of the DPW Home Page click on the <b>Forms</b> link.</li> <li>3. Under the <b>Alphabetical Listings</b> or the <b>Design and Construction</b> title, then click on the <b>CMR - QBS Email Registration</b> link.</li> </ol>
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<b>Qualifications Based (QBS)CMR Screening Shortlist Requirements:</b>	The CMR Screening Criteria Categories for this project are as follows:		
	<b>Criteria Number</b>	<b>Construction Manager at Risk Screening Criteria Categories</b>	<b>Rating Points</b>
	1	Experience with Work of Similar Size and Scope as Required for this Contract	35
	2	Organizational / Team Structure	30
	3	Past Performance Data	20
	4	Partnering Experience	15
<b>Points per Interview Panel Member Points</b>			<b>100</b>
<p><b>Note:</b> The QBS CMR Screening Shortlist and CMR Selection for this Project shall be conducted in accordance with requirements stated in the CMR GMP Best Value Selection Procedure Manual:</p> <ol style="list-style-type: none"> <li>1. Go to the DPW Website: <a href="http://www.ct.gov/dpw">www.ct.gov/dpw</a>;</li> <li>2. At the top of the DPW Home Page click on the <b>Publications</b> link;</li> <li>3. Under the <b>Alphabetical Listings</b> title, click on the <b>CMR GMP Best Value Selection Procedure Manual</b> link.</li> </ol>			

<b>Qualification Submittal Deadline and Location:</b>	<p>Deadline for the receipt of the QBS Submittal Booklets is: <b>3 p.m., February, 08, 2011.</b></p> <p>State Office Building Department of Public Works Room 261 165 Capitol Avenue Hartford, Connecticut 06106</p> <p><b>IMPORTANT NOTE:</b> Failure to the submit properly formatted QBS Submittal Booklets with all of the required contents including the affidavits and Certificate of Authority, 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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<b>RFQ Contacts:</b>	<p><i>For General CMR QBS Requirements:</i></p> <p><b>DPW QBS Selection Unit:</b>  Randy Daigle, Project Manager  Room 261  165, Capitol Avenue  Hartford, Connecticut 06106  Email: <a href="mailto:randy.daigle@ct.gov">randy.daigle@ct.gov</a></p>	<b>OR</b>	<p><i>For this CMR Services Contract:</i></p> <p><b>DPW Project Manager</b>  Natalina Raimondi, Project Manager  Room 460  165 Capitol Avenue  Hartford, Connecticut 06106  Email: <a href="mailto:natalina.raimondi@ct.gov">natalina.raimondi@ct.gov</a></p>
	<p><b><u>IMPORTANT NOTE:</u></b>  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 CMR QBS process.</p> <p><b>All requests for more specific contract information must be sent in <u>writing</u> (email acceptable).</b></p>		

**END  
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