

City Of North Augusta, SC
RFQ - Construction Manager at Risk Services
New Public Safety Headquarters Project



Request for Qualifications (RFQ)

For

Construction Manager at Risk (CM@R) Services

For

**City Of North Augusta
New Public Safety Headquarters Project**

Issued: August 17, 2022

Mandatory Pre-RFQ Mtg August 25, 2022, 2:00 p.m. EST
RFQ Submittal Package Due: September 9, 2022 by 2:00 p.m. EST

Contact: Mr. Curtis Williamson, Johnson, Laschober & Associates, P.C. (JLA)
E-mail: cwilliamson@thejlagroup.com
Phone: 706.724.5756

Introduction

City of North Augusta is seeking to hire a qualified Construction Manager at Risk firm ("CM@R") to provide preconstruction and construction management services for a new Public Safety Headquarters Project in the City of North Augusta, South Carolina ("Project"). Through this Request for Qualifications ("RFQ"), City of North Augusta is seeking Qualifications Statements from interested and qualified firms.

The new Public Safety Headquarters Project will be constructed at:

City Of North Augusta, SC
RFQ - Construction Manager at Risk Services
New Public Safety Headquarters Project

- The proposed location encompasses three parcels, with the addresses of 1208, 1220 & 1220 1/2 Georgia Avenue, North Augusta, SC.

The new Public Safety Headquarters project will consist of a 39,000sf, two-story building and will include Patrol, Investigation, Evidence, Administration, 911 Dispatch, Emergency Operations Center, Records and Court Clerk space, Court Room, Public Safety and Court Lobbies, supporting spaces and site improvements. A DD site plan, front elevation and floor plans of the new Public Safety Headquarters Project are included at the end of this RFQ for reference.

City of North Augusta has retained the services of a design consultant team led by Johnson Laschober & Associates, PC (JLA) along with Stewart-Cooper-Newell Architects to develop the design and to prepare construction documents for the Project. Capstone Services, LLC has been retained to provide Owner Project Manager services.

The Project is currently in the Construction Drawing Design phase. City of North Augusta will require that the CM@R assist with defining the project delivery schedule, including establishing the date for Substantial Completion of the Project.

The CM@R must have experience as the prime at-risk contractor, design builder, construction manager (either individually or as the major joint venture partner) or as negotiated General Contractor for the construction of a preferred minimum of three (3) similar size or larger facilities to be considered for further evaluation.

Scope of Work

The specific scope of work for the selected CM@R for the Project will be defined in the construction management agreement. However, at a minimum the following services are required of the CM@R:

- Provide preconstruction phase services including cost estimating, life-cycle cost analysis, value engineering, constructability reviews, scheduling, phasing plans, etc.
- Provide and maintain Request For Information (“RFI”) and submittal logs
- Develop and maintain a master project schedule using MS Project or Primavera. To be tracked and maintained monthly.
- Prepare and maintain a cash flow analysis
- Define and prepare scopes of work for bid packages
- Develop a site management plan
- Provide construction management and general contracting services
- Develop a phasing and sequencing plan
- Establish and maintain quality control standards

- Provide Guaranteed Maximum Price (“GMP”) as stipulated in the Agreement Between Owner and construction Manager as Constructor.

Project Schedule

The CM@R is expected to be ready to commence preconstruction services in October of 2022. Target Construction on site would be an early start of January/February 2023.

Qualifications Statement Submittal Requirements

The following components shall be submitted to Johnson Laschober & Associates, PC (JLA) on behalf of the City of North Augusta in a concise manner as part of the response to this RFQ. Failure to include all of the elements specified below may be cause for rejection. Additional information may be provided, but shall be succinct and relevant to this RFQ. Submittals shall be limited to 30 pages (back and front). Document pages shall be 8-1/2 inches by 11 inches in size or folded to such a size. Qualifications Statements shall correspond to the sections below:

1. Exhibit “A” Certification Form

- a. An authorized representative of the firm is required to certify the accuracy of all information contained in your firm’s submittal by executing the certification form attached to this RFQ and titled **Exhibit “A” Certification**.

2. Firm Information

- a. Firm name, mailing address (include physical location if mailing address is a P.O. Box), contact person, telephone number, and e-mail address.
- b. Type of organization (joint venture, partnership, limited partnership, corporation, etc.). If submitting as a joint venture, firm shall provide a summary of the draft agreement terms.
- c. Firm history, including background of firm's executive management and number of years the firm has been in business.
- d. Financial information:
 - i. Firm's total annual construction volume for the past five (5) years.
 - ii. Name and contact information of the firm's bonding company.
 - iii. Letter from the surety indicating the firm's current bonding capacity and the surety's willingness to bond the Project.
 - iv. A.M. Best rating for the firm's surety, and its status to do business in South Carolina.

- e. Has the firm, or joint venture partner, ever been involved in litigation or arbitration with an owner of a similar facility? If so, please describe each instance, giving specific detail regarding the reasons for the claim and amount in dispute. Explain how the claim was resolved.

3. Relevant Experience and Capabilities

- a. Provide confirmation that the firm and its team members are licensed to provide construction management services in South Carolina.
- b. Demonstrate the firm's experience in constructing Public Safety or similarly complex projects. Provide three (3) or more examples where the firm has provided construction management services for projects similar in size and complexity to the Project. The selected projects should demonstrate the firm's capability, creativity and unique problem solving skills, budget and schedule compliance, and added value. The following information shall be provided for each project:
 - i. Owner and location of the project
 - ii. Completion date or status of the project
 - iii. Brief project description highlighting its key elements
 - iv. Capacity and square footage of the project
 - v. Key personnel proposed for this project that were involved in the project
 - vi. E-mail and telephone number for client references
 - vii. Initial project budget, final cost, and type of contract

4. Project Team

- a. Identify the key personnel who will be assigned to the Project.
- b. Identify the firm's single point of contact for the entire Project.
- c. Provide an organization chart clearly defining all individuals proposed for the Project.
- d. Provide resumes for each individual listed above, including the following:
 - i. Name and title
 - ii. Years of experience
 - iii. Years with firm
 - iv. Office location
 - v. Education, certifications, licenses, and/or special training
 - vi. Description of role and key responsibilities for the Project and level of involvement in each phase
 - vii. Listing and description of relevant project experience

- e. Identify the level of commitment to the Project for each key personnel, including the project executive and lead project manager(s). Indicate their ability to start preconstruction services in October of 2022.

5. Project Approach: Provide a narrative describing the firm's approach to the Project. The following items shall be addressed specifically:

- a. Discuss approach to project controls, including scope, schedule, budget and cost control, and construction quality control with examples of past success.
- b. Describe procurement plan to ensure completion of the Project on a timely basis.
- c. Describe practices and processes in monitoring and managing construction activities and subcontractor performance so as to minimize requests for change orders and avoid or mitigate construction related disputes.
- d. Indicate whether the firm would propose to self-perform any work on the Project and, if so, the nature of the work and the firm's capability to self-perform.
- e. Describe how the firm will ensure competitive pricing and on-time, quality performance by its subcontractors.
- f. Describe the firm's approach to creating a competitive procurement environment for the benefit of the Project.

Selection Criteria

Qualifications Statements will be evaluated by the Selection Committee based on the firms' ability to meet the requirements of this RFQ. The primary evaluation criteria and point system include:

1. Experience providing preconstruction, construction management or negotiated GC services for similar public safety or similar type of complex projects; - **Maximum value of 15 points.**
2. Overall Approach to the Project; - **Maximum value of 10 points.**
3. Ability to meet the established schedule and specific approach to minimize schedule impacts (such as pandemic related issues), proposed timeframe, software for developing and monitoring schedule, regular review mtgs to monitor and update schedule; - **Maximum value of 15 points.**
4. Qualifications, abilities, experience of key individuals proposed for the Project, this team would also need to attend the interview; - **Maximum value of 15 points.**
5. Client references on similar project for proposed team members; and - **Maximum value of 15 points.**

6. Team of proposed subcontractors and vendors, experience level, company location, length of time of relationships, projects worked on before with these team members. Specifically sitework, steel, masonry, roofing, M/E/P and others. - **Maximum value of 15 points.**
7. CM@R Fee % and Fixed General Conditions – Please submit your firm’s CM@R Fee % to be charged on this work and also provide total cost of Fixed General Conditions for the number of months of the project and scope this would cover. Minimum expected personnel are Full Time Superintendent, minimum 50% Field Engineer, and minimum 50% Project Manager. - **Maximum value of 15 points.**

Submission Process and Timeline

Qualifications Statements shall be submitted in both electronic and hard copy no later than **2:00 p.m. EST on September 9th, 2022**. Responses must be prepared in conformance with the guidelines described in this RFQ. Responses received after the deadline will **not** be considered.

- Electronic qualification statements shall be submitted electronically in PDF format to: cwilliamson@thejlagroup.com. E-mail subject line must be as follows: **“CM@R Qualifications Statement - City of North Augusta New Public Safety Headquarters Project.”**
- In addition, Five (5) bound hard copies shall be delivered to: **Curtis Williamson, Project Engineer, Johnson Laschober & Associates, PC (JLA), 1296 Boad Street, Augusta, Georgia 30901. (706) 724-5756**. Paper copies must also be received by the deadline.

To the extent permissible by law, City of North Augusta agrees to keep confidential any confidential proprietary information included in a response, provided that: 1) the respondent identifies the confidential proprietary portions of the response; 2) the respondent identifies as confidential and proprietary only those portions of the submittal that actually are confidential and proprietary; and 3) the respondent states why protection is necessary. Respondents shall not designate their entire response as confidential and proprietary, nor shall they so designate information that is already public.

In submitting a Qualifications Statement, each firm agrees that City of North Augusta may reveal any materials contained in such response to all staff and officials involved in the selection process and to any outside consultant or other third parties who serve on the Selection Committee or who are hired by City of North Augusta to assist in the selection process. Furthermore, each firm agrees to indemnify and hold harmless City of North Augusta and each of its officers, employees and agents from all costs, damages, and expenses incurred in connection with refusing to disclose any material that the firm has designated as a trade secret.

City Of North Augusta, SC
RFQ - Construction Manager at Risk Services
New Public Safety Headquarters Project

Any information that the respondent would like to remain confidential should be e-mailed under separate cover to cwilliamson@thejlagroup.com. The e-mail subject must be **“PROTECTED: CM@R – City of North Augusta New Public Safety Headquarters Project.”**

The schedule for this procurement of the CM@R is as follows:

- | | |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Issue RFQ | August 17, 2022 |
| 2. Mandatory Pre-RFQ Mtg | August 25, 2022, 2:00 pm EST
(Location: North Augusta Municipal Center, 100 Ga. Avenue, North Augusta, SC in the 1st fl. Mtg Rm) |
| 3. Deadline for Questions / Clarifications | August 31, 2022 |
| 4. RFQ Submittal Package Due | September 9, 2022, 2:00 pm |
| 5. Interviews of Short List | September 21/22/23, 2022, Times TBD |
| 6. Target Notice of Award | October 5, 2022 |

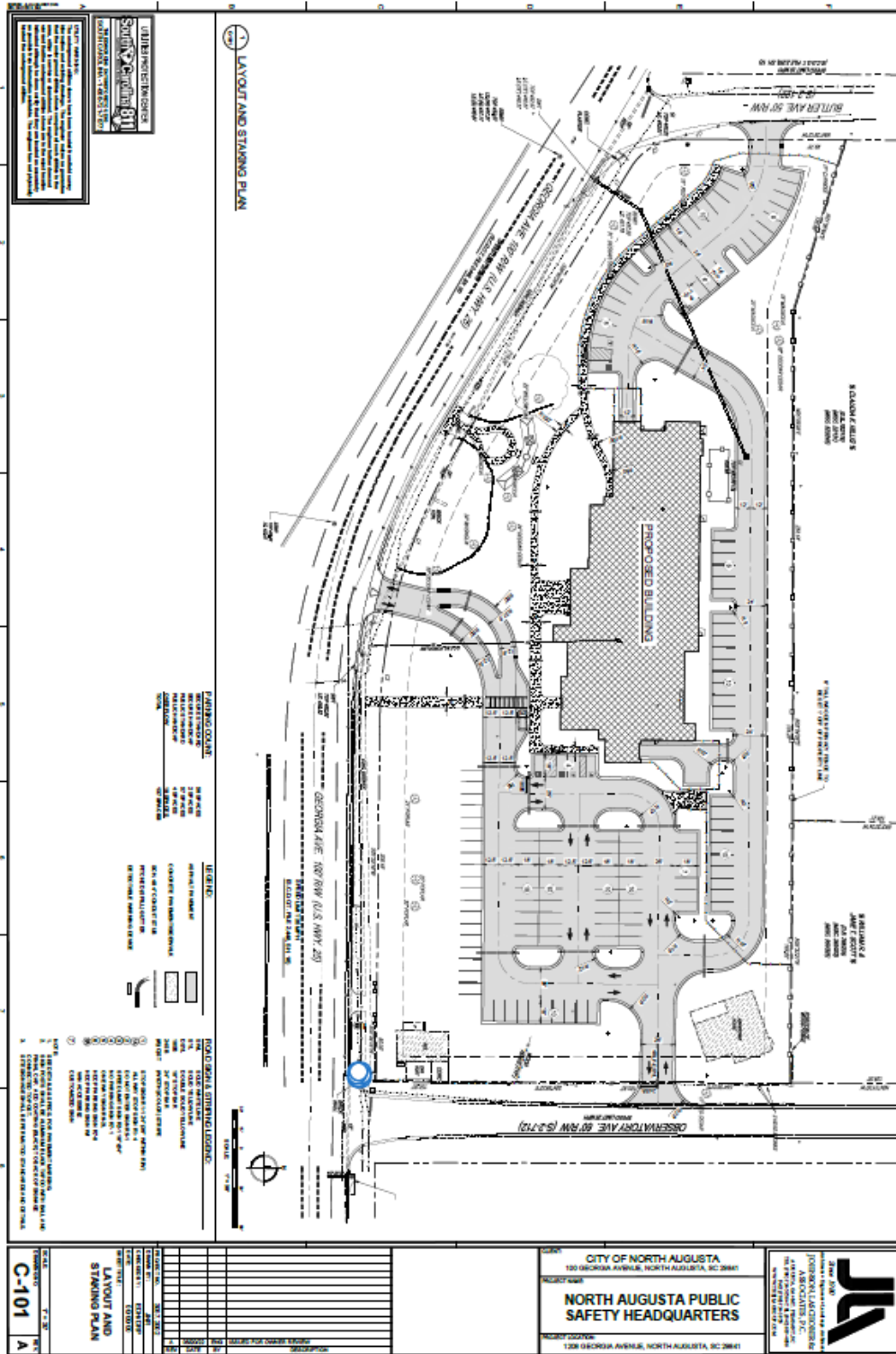
Conditions and Reservations

City of North Augusta reserves the right to refuse and reject any or all responses to the RFQ, to advertise for new RFQ responses, or to accept any RFQ response deemed to be in the best interest of City of North Augusta in its sole and exclusive discretion. City of North Augusta reserves the right to waive technicalities and informalities. City of North Augusta reserves the right to negotiate with one or more firms and is not obligated to enter into any contract with any respondent on any terms or conditions.

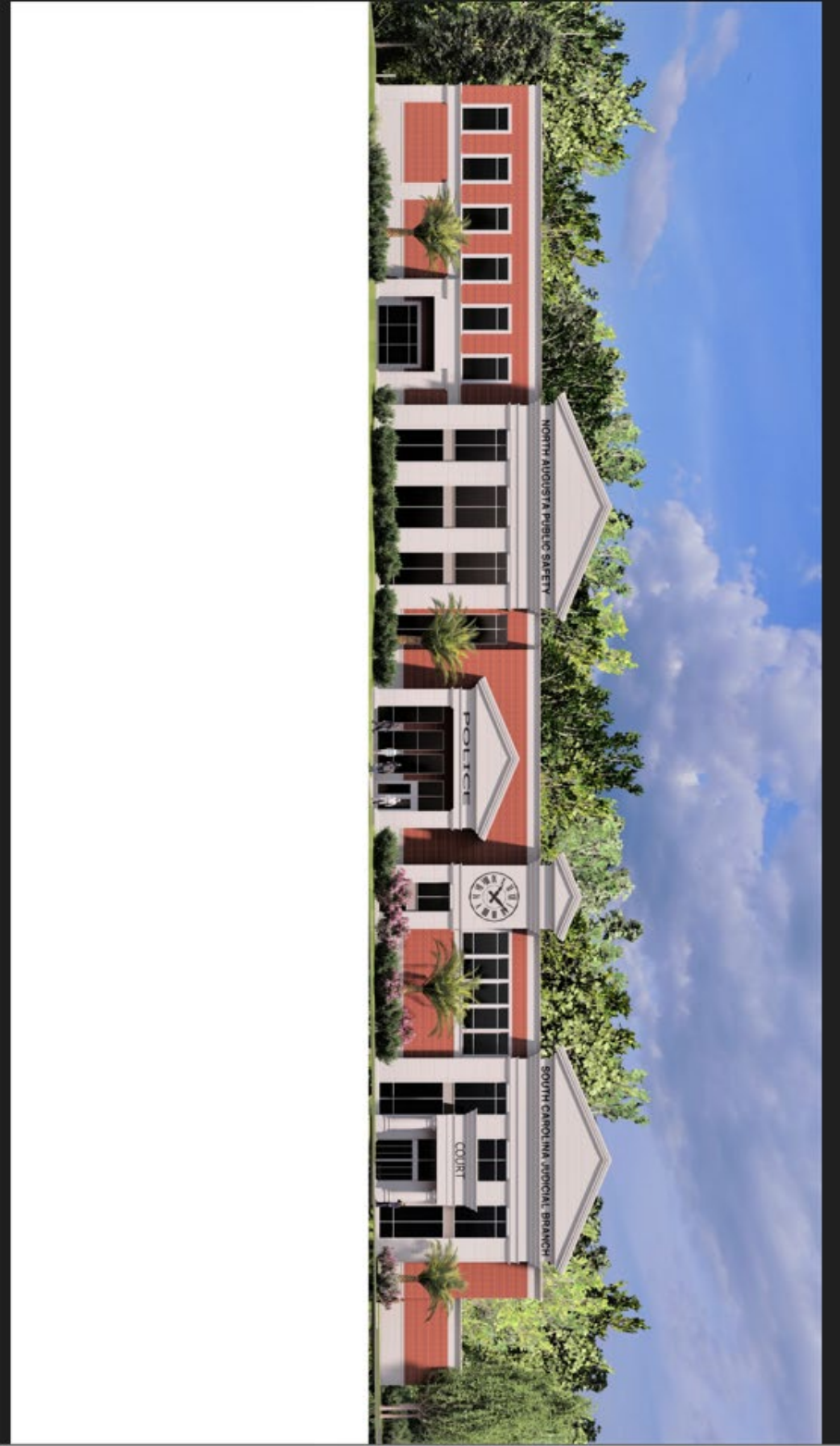
A response to this RFQ shall not be construed as a contract, nor indicate a commitment of any kind. The RFQ does not commit City of North Augusta to pay for costs incurred in the submission of a response to this RFQ or for any cost incurred prior to the execution of a final contract. No recommendations or conclusions from this RFQ process concerning your firm shall constitute a right (property or otherwise) under the Constitution of the United States or under the Constitution, case law or statutory law of the State of South Carolina.

Neither binding contract, obligation to negotiate, nor any other obligation shall be created on the part of City of North Augusta unless City of North Augusta and your firm execute a contract.

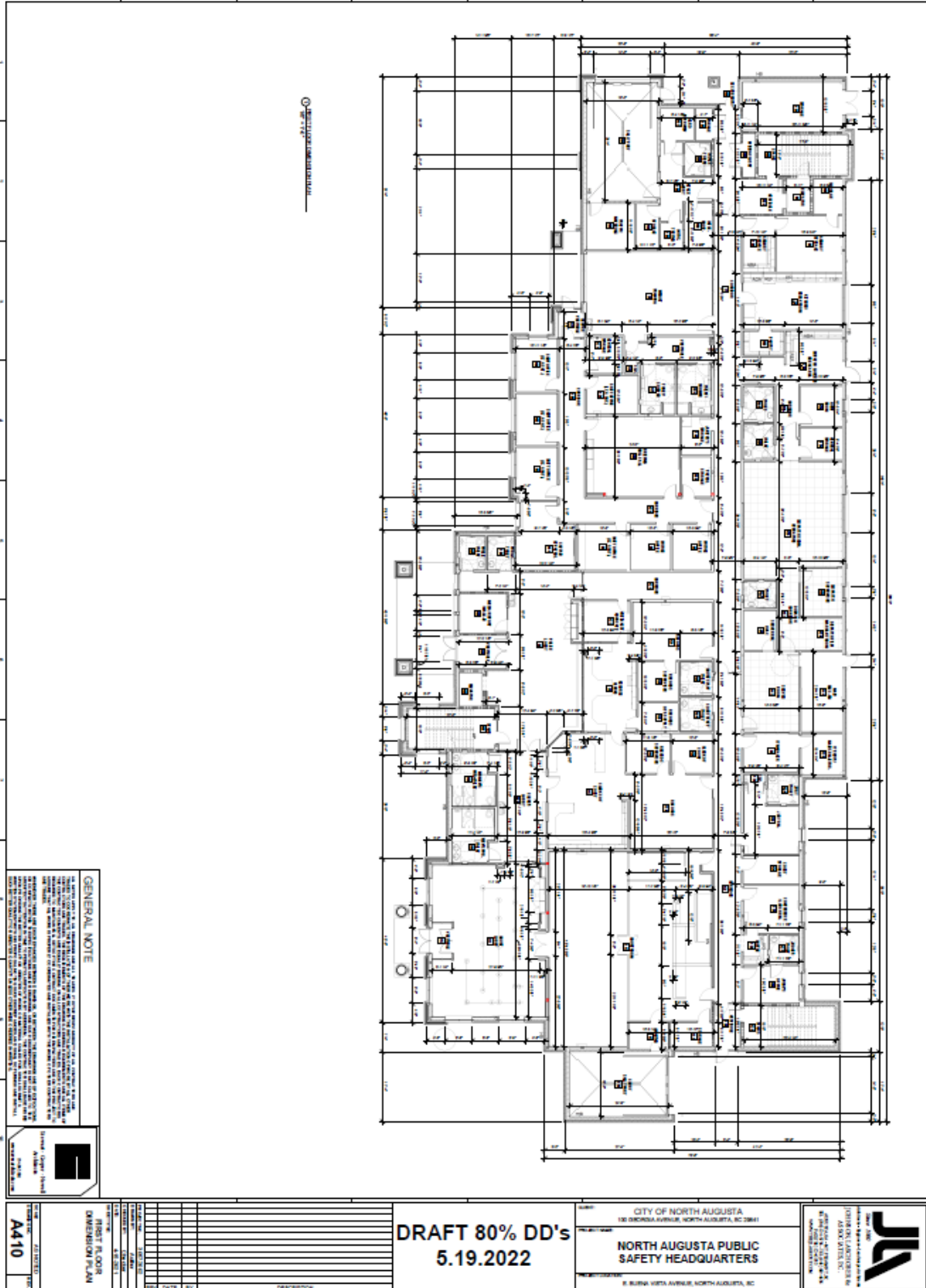
Design Development - Siteplan



Design Development – Front Elevation



Design Development Floor Plan – 1st Floor



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NO.	REVISION	DATE

DRAFT 80% DD's
5.19.2022

CITY OF NORTH AUGUSTA
130 BICKNELL AVENUE, NORTH AUGUSTA, SC 29841
NORTH AUGUSTA PUBLIC SAFETY HEADQUARTERS
8 BURMAN AVENUE, NORTH AUGUSTA, SC



Design Development Floor Plan – 2nd Floor

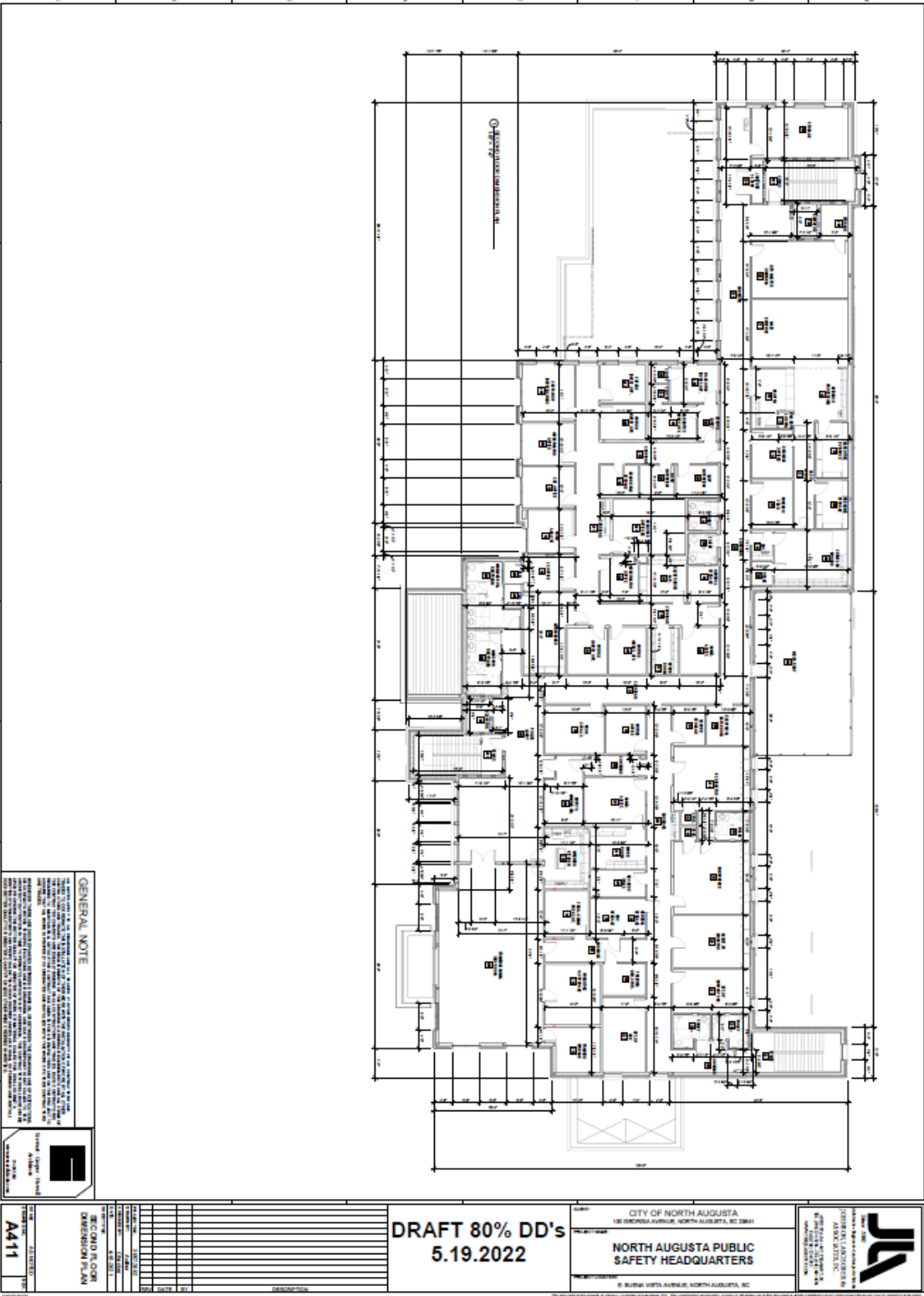


EXHIBIT "A"
CERTIFICATION

I _____ (print full name), being an authorized representative of

_____ (print full legal name of firm), certify that all information

contained in the following qualification package for Construction Manager at Risk Services, including its forms and other documents, delivered or to be delivered to City of North Augusta, is true, accurate and complete. This qualification package includes all information necessary to ensure that the statements therein do not in whole or in part mislead City of North Augusta as to any material facts.

Represented and Warranted By: _____ (Signature)

Title: _____ (Print)

Contact: _____ (Phone)
_____ (Email)

Date Certified/Signed: _____