

## REQUEST FOR QUALIFICATIONS

**Regarding:** **Construction Management At-Risk Services (Phase I)**

**Date Released:** **May 5, 2016**  
**Closing Date:** **May 20, 2016; 2:00 PM**

**Project Name:** **Corbin Hall Renovation**  
**Project Number:** **KU #001-10417**

**Agency:** **The University of Kansas**  
**Location:** **Lawrence, Kansas**

**Point of Contact:** **Stephanie Stapleton, KU Procurement Services**  
**[sstapleton@ku.edu](mailto:ss Stapleton@ku.edu) \* (785) 864-3748**

The University of Kansas hereby invites statements of qualifications from firms who wish to be considered to serve as the Construction Manager At-Risk for the indicated project, pursuant to the Alternate Project Delivery process defined within the Kansas Board of Regents Procedures for Implementation of the State Educational Institution Project Delivery Construction Procurement Act (KSA 76-7,125 *et seq*; also known as Senate Bill 9) dated February 12, 2010. A written copy of these procedures is available online at: [http://www.dcm.ku.edu/sites/dcm.drupal.ku.edu/files/docs/Standards/SB9\\_2009.pdf](http://www.dcm.ku.edu/sites/dcm.drupal.ku.edu/files/docs/Standards/SB9_2009.pdf)

**Project Information (attachments by reference):**  
(Available online at: <http://procurement.ku.edu/ku-bids> )

- 1) A133-2009 Owner/CM Form of Agreement, as amended by the University of Kansas
- 2) A201-2007 General Conditions of the Contract, as amended by the University of Kansas
- 3) Architectural Program dated March 31, 2014, revised October 30, 2015 (16 pages total)

Estimated Project Cost: \$12,250,000  
Estimated Construction Cost: \$10,250,000  
Estimated Overall Project Area: 99,240 GSF  
Target Project Completion Date: July 1, 2018

Questions requesting clarification of the Request for Qualifications (RFQ) must be submitted electronically to the Point-of-Contact indicated above, not less than five (5) calendar days prior to the closing date. Firms may not contact or discuss the project with University or A/E personnel except via email to the Point-of-Contact.

Failure to notify the Point-of-Contact of any conflicts or ambiguities in the RFQ may result in items being resolved in the best interest of the University. Relevant answers to questions shall be made by written addendum and shall be posted at the KU Procurement website. Only written interpretations are binding.

### **Selection Process Summary:**

The University of Kansas, on behalf of the Board of Regents, is soliciting proposals in a three phase, qualifications-based selection process. Phase I shall consist of the solicitation of qualifications, and the selection by a Procurement Committee of a short-list of not less than three nor more than five construction managers or general contractors to advance to Phase II. The Procurement Committee will include representatives from the Board of Regents, KU and from the AGC, AIA and ACEC.

In Phase II, proposals shall be requested for the project from those short-listed firms. During Phase II, KU will conduct a Pre-Submittal Conference with the short listed firms to discuss the project in more detail and answer questions from the short-listed firms.

In Phase III, a Negotiating Committee shall interview each short-listed firm, where they may present their qualifications and answer questions from the Committee, who will then select to enter into negotiations with the most qualified firm.

**Phase I Submittal Requirements:**

Phase I shall require each construction manager or general contractor to submit a statement of qualifications which shall include, but not be limited to, the following:

- a. Relevant project experience;
- b. experience in this type of project delivery system;
- c. references from design professionals and owners from previous projects;
- d. description of the construction manager's or general contractor's project management approach;
- e. financial statements and bonding capacity (to be submitted as a separate document & electronic file, with both marked CONFIDENTIAL; does not count towards 50 sheet limit);
- f. proposed project team and resumes, with relevant experience for each person.

Firms submitting a statement of qualifications shall be capable of providing bonds in compliance with the attached General Conditions and contract documents, and shall present evidence of such bonding capacity to the Procurement Committee with their statement of qualifications. If a firm fails to present such evidence, such firm shall be deemed unqualified for selection.

Firms are encouraged to keep their submittals concise, limited to a maximum of fifty (50) printable pages, and shall submit a total of six bound copies, along with an electronic copy on CD or USB drive.

The Procurement Committee shall prepare a short-list containing a minimum of three (3) and maximum of five (5) qualified firms which have the best and most relevant qualifications to perform the services required for the project, to participate in Phase II of the selection process. If three (3) qualified construction managers or general contractors cannot be identified, the selection process shall cease. The Procurement Committee shall have discretion to disqualify any construction manager or general contractor that, in the Procurement Committee's opinion, lacks the minimum qualifications required to perform the work.

**Submittal of Qualifications:**

Submittals will be received by the University of Kansas, Office of Purchasing Services, until the closing date and time indicated. Firms shall deliver submittals to:

KU Purchasing Services  
Carruth O'Leary Hall  
1246 West Campus Road, Room 20  
Lawrence, Kansas 66045

Proposals must be time-stamped in the KU Purchasing Services office by the individual making the delivery and shall be placed in the bid receipt box. Submittals delivered via a delivery service, i.e., USPS Mail, UPS, FedEx, etc., will be received and time-stamped by the KU Purchasing Services office. Any submission not time-stamped and submitted prior to the closing date and time will be considered late and will not be considered, regardless of the means of delivery or extenuating circumstances.

By submitting in response to this RFP, respondents confirm that they have reviewed the amended contract documents prepared by the Owner, will accept them without requesting further revisions and will enter into a contract with the Owner using those documents. If a firm is unwilling to accept and sign the Owner's amended contract documents as presented, they must not submit in response to this offer.