



**REQUEST FOR QUALIFICATIONS STATEMENT (RFQ)
CONSTRUCTION MANAGEMENT AT RISK
SERVICES FOR THE
NEW OPERATIONS CENTER.
CITY OF ROCK HILL, SOUTH CAROLINA**

The City of Rock Hill is requesting Statements of Qualifications from interested and qualified Construction Managers at Risk for preconstruction and construction services. The pre-construction services will include scheduling, cost estimating, and advising on constructability, fast-track phasing, and site logistics, as requested. The construction services will include responsibility as the general contractor for the proposed new operations center for the City of Rock Hill. The project generally consists of a 32-acre greenfield site development containing approximately 200,000 gross square feet of building construction to accommodate the City's public utilities, public, works, and purchasing departments.

PURPOSE

The purpose of this Request for Qualifications is to obtain information about Construction Manager at Risk companies interested in providing pre-construction and construction services at the discretion of the City of Rock Hill for this project. The information obtained will be utilized by the City of Rock Hill to evaluate each interested company by utilizing the criteria outlined in this Request for Qualifications (RFQ).

SCOPE OF WORK

To be considered for selection, the Construction Manager at Risk (CMaR) company shall be qualified and capable to provide the following services for the proposed project:

1. Construction scheduling.
2. Construction cost estimating, including life cycle cost analysis.
3. Constructability analysis and review.
4. General construction, including coordination of MWBE program and pre-qualification of subcontractors.

5. Implementing a fast-track, construction bid package approach.
6. Providing technical assistance and advice on the activities identified above as required.

PROPOSAL FORMAT

To facilitate review of your Statement of Qualifications by the City of Rock Hill, it is requested that your submission conform to the following format:

1. **AIA Document A305 - 1986:** Original copies of this document may be purchased through the American Institute of Architects.
2. **Other Supporting Data:** Include any other information you feel to be relevant to the selection of your company for the specifics requirements of this project, subject to the size limitations indicated below.

The entire Qualifications Statement must not exceed fifteen (15) pages; excluding the front and back covers, cover sheet, letter of introduction (maximum two pages), and A305 document. Qualification Statements exceeding this limit will not be considered.

CRITERIA FOR REVIEW OF STATEMENT OF QUALIFICATIONS

Criteria to be used in screening and ranking of the Statement of Qualifications and selection of the successful company are as follows:

1. **Bonding Capacity:** A minimum single project limit bonding capacity of \$25,000,000.00 is required. Companies not meeting this criterion will not be considered.
2. **General Construction Experience in South Carolina:** A current unrestricted general contractor's license in South Carolina is required for submission of qualifications. Preference shall be given to those companies that demonstrate a good record of general construction activity within the local area of the project.
3. **Overall Qualifications of the CMAA Company:** Preference shall be given to those companies with experience in items listed in the above Scope of Work, specifically experience as a construction manager at risk on public projects whose construction value exceeds \$20,000,000.00.
4. **Experience in Working with Applicable Regulations and Procedures:** Preference shall be given to project team personnel (especially the project manager) with a demonstrated working relationship with the City of Rock Hill, South Carolina Department of Health and Environmental Control, and South Carolina Department of Transportation, and possessing a thorough understanding of the City of Rock Hill's rules and regulations regarding construction of similar projects.

5. **Response Capability/Project Understanding:** Preference shall be afforded to those companies that in the opinion of the City of Rock Hill will be able to adequately respond to requests for consultation meetings or project administration requirements, and companies that have a detailed understanding of the project requirements and the local community environment.

SELECTION OF THE CONSTRUCTION MANAGER AT RISK

Companies shall have no contact related to this project with City of Rock Hill elected or appointed officials, members of the Rock Hill Planning Commission, or City of Rock Hill employees during this RFQ process. Any such contact will subject the company to immediate disqualification for consideration for this project.

All questions regarding this RFQ must be directed in writing or by e-mail to: **Jay Herring, IBI Group of North Carolina, PC**, at the address below no later than one week prior to the due date of the RFQ submittal. Questions later than one week prior to submittal of the RFQ will not be considered.

It is the intent of the City of Rock Hill to appoint a project committee to review the submitted Statement of Qualifications, and to prequalify companies based on the criteria requirement contained in this RFQ. After all the Statements of Qualifications have been screened and ranked the City of Rock Hill's project committee may invite up to eight (8) companies to interview with the City of Rock Hill.

At the conclusion of the interviews the project committee shall rank the companies based on both the selection criteria and the interviews, and may invite up to the top five (5) ranked companies to submit a cost proposal to the City of Rock Hill.

CONTRACT

It is anticipated that cost proposals will be based on a percentage of the estimated construction cost, and that a Guaranteed Maximum Price will be negotiated at the conclusion of pre-construction services.

A detailed scope of work will be developed and agreed to by the CMaR and City of Rock Hill. This detailed scope of work and associated fees will be incorporated as part of the contract.

TERMS AND CONDITIONS

The City of Rock Hill reserves the right to reject any and all submissions to this RFQ if it is deemed in the best interest of the City. The City assumes no responsibility for costs incurred in responding to this RFQ. The City may terminate the CMaR's contract prior to the construction phase and seek competitive bids from general contractors.

SUBMISSION OF QUALIFICATIONS STATEMENT AND CONTACT PERSON

The Qualification Statement is to be submitted as a single hard copy in approximately 8 ½ x 11 format, and as digital file in PDF format. Qualifications Statement must be submitted no later than 3:00 p.m. on July 22, 2009 to:

Name: Mr. Jay Herring
IBI Group of North Carolina, PC

Address: 801 Corporate Center Drive, Suite 202
Raleigh, North Carolina 27607

Tel: 919-851-4275

Fax: 919-851-2392

E-Mail: jay.herring@ibigroup.com

All questions must be directed in writing to: Mr. Jay Herring
IBI Group of North Carolina, PC
801 Corporate Center Drive, Suite 202
Raleigh, North Carolina 27607