



PROJECT SPECIFIC
QUALIFICATION STATEMENT REQUIREMENTS
for
CONSTRUCTION MANAGEMENT SERVICES

**ATHLETICS SOUTH COMPETITION & PERFORMANCE
CONSTRUCTION PROJECT
U-M Project #: P00008932**

ISSUED FOR: The Regents of the University of Michigan

BY: University of Michigan
Architecture, Engineering and Construction

And

Procurement Services
326 East Hoover Avenue
Ann Arbor, MI 48109-1002

I. INSTRUCTIONS

A. Purpose

This Project Specific Qualification Statement Requirements for Construction Management Services is issued by The Regents of the University of Michigan (“Owner”) to request qualifications from those Construction Management (“CM”) firms interested in providing preconstruction and construction management services for the following project:

ATHLETICS SOUTH COMPETITION & PERFORMANCE PROJECT

The project is located within the City of Ann Arbor, Washtenaw County, Michigan

B. Selection Process

Interested CM firms must respond to the requirements included herein and submit ten (10) copies and one (1) electronic copy of their Qualification Statement Requirements (“QSR”) as directed below. The information gathered will be evaluated by Project Team members and other Owner representatives to select which firms will be chosen to submit a technical proposal in response to a Request for Proposal (“RFP”) for Construction Management Services and invited for interviews. Firms receiving RFP’s will be provided additional information for the project to help them prepare their proposal. This technical proposal, as well as the interview, will be evaluated to determine the construction management firm best qualified to provide construction management services for this project. The Owner reserves the right to reject any and all applicants and may stop the selection process for the project at any time.

C. Selection Schedule

Ten (10) copies of your QSR must be provided. In addition, forward an email with an electronic copy of your response attached to Mr. William Erwin at wierwin@umich.edu by no later than:

Monday, October 6, 2014 at 2:00 EST

Submit to: The University of Michigan
Procurement – Facilities
Attn: William Erwin
The University of Michigan
326 E. Hoover Ave., Mail Stop D
Ann Arbor, Michigan 48109-1002

Phone: (734) 763-4157
Email: wierwin@umich.edu

Any questions/comments regarding this QSR must be forwarded via email with specific reference(s) to the Section(s) in question to the attention of William Erwin at wierwin@umich.edu.

The deadline for submittal of questions is **September 30, 2014 at 2:00 p.m. EST**

Responses to all questions received will be sent to all firms participating in this QSR by October 2, 2014.

The proposed schedule for the balance of this process as described in Section B. is as follows:

RFP issued to selected firms:	October 13, 2014
Proposals Due:	October 27, 2014
Interviews:	November 10, 2014

II. PROJECT DETAILS

A. Location

The project site is located on The University of Michigan's Athletic Campus and located on the site of the former Edwards Brothers – Malloy printing facility which is now owned by the University.

B. Project Description

The Athletics South Competition and Performance Project is comprised of four major components; A Performance Center/Indoor Track building, a Lacrosse building and stadium, an Outdoor Track building and stadium, and a Soccer Team Center. In addition, the project will include a facility support building and all associated site work. The project will serve the needs of 450 student athletes involving (men's and women's) Lacrosse, Soccer, Tennis, Track and Field, Cross Country, Wrestling, as well as Women's Rowing and Gymnastics. The Performance Center, the anchor of the Athletics South Competition and Performance Project facilities, will be home to Track and Field and Cross Country, Rowing, and Lacrosse student athletes. The building will also serve as the central hub for Strength and Conditioning, Sports Medicine, Performance Lab, and equipment distribution for all student athletes who locker, train, and compete on this campus. Central meeting rooms and nutrition stations are located in the heart of the building allowing easy access by all student athletes, coaches, and staff.

The building area of the Performance and Team Center, Indoor Track, Lacrosse Stadium, Outdoor Track stadium, Soccer Team Center, and support building is approximately 310,000 gross square feet.

C. Fixed Limit of Construction Cost: \$118,260,000

D. Architect: TMP Architecture

E. Project Schedule

The following preliminary Design-Bid-Build schedule has been developed in conjunction with the project Architect.

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|----|--------------------------------------|----------------|
| 1. | Completion of Schematic Design | August 2014 |
| 2. | Completion of Design Development | January 2015 |
| 3. | Completion of Construction Documents | July 2015 |
| 4. | Construction Start | September 2015 |
| 5. | Construction Completion | October 2017 |

F. Contract Documents

1. The Contract Documents to be utilized for this project are available via the University of Michigan: Architecture, Engineering and Construction website;

<http://www.umaec.umich.edu/for-vendors/contracts-agreements/>

and consists of the following documents:

- a. Schedule of Project Details for Construction Management January 31, 2014 (PDF)
- b. Agreement For Construction Management Services January 31, 2014 (PDF)
- c. General Conditions Applicable To Projects Where The Owner Has Retained The Services Of A Construction Manager January 31, 2014 (PDF)

III. QUALIFICATION STATEMENT REQUIREMENTS:

A. Instructions for Completion

1. If your firm is not currently pre-qualified by the Owner, a U-M Contractor's Application for Qualification must be completed and submitted as part of your response to this QSR. The Application, along with Instructions for Completion, can be accessed at the following link:

<http://www.umaec.umich.edu/for-vendors/project-documents/contractor-qualifications/>

Failure to successfully qualify will prohibit a CM from further consideration.

2. The following questions noted below beginning with Section B. require responses in sequential order. All questions must be answered as requested. If a question is not applicable to your firm, please respond accordingly.
3. The intention of these requirements are not to restrict the submittal of information but to streamline your response into a format which enhances the analysis procedures which must take place to allow the Owner's Project Team's time to be efficiently utilized.

B. Construction Manager's Safety Program

The safety of both our campus community and our contractors is of paramount importance on University of Michigan projects.

Provide a statement that describes in detail how your firm addresses project safety.

1. Describe the unique safety challenges a project such as this represents and your approach to addressing these challenges.
2. Describe a typical level of safety staffing your firm would find appropriate for such a project.
3. Describe how your safety program is designed to influence and impact all trades and laborers working on the site.
4. Describe your approach to site specific training.
5. Describe your safety role as construction manager versus the responsibilities of the trade contractors.

C. Construction Manager's Experience

1. List five (5) projects for which your firm has provided/is providing construction management services that are most related to this project. In determining which projects are most related, consider: related size and complexity; how many members of the proposed team worked on the listed project; and, how recently the project was completed. List the projects in priority order, with the most related projects listed first. At least two projects must be completed and occupied by the owner.
2. For each of the listed projects, provide the following information: construction cost (original GMP and final construction cost), current phase of development, estimated (or past) completion date (estimated vs. actual), type of construction

services provided (CM at risk with GMP, CM-agency, Design/Build, General Contract - Low Bid, Negotiated General Contract).

3. List the type of reports your firm produced on these projects for the owner on a regular basis.
4. List all CM projects comparable or greater in size and scope that your firm has managed.
5. Has your organization ever failed to complete any awarded projects?

D. Construction Manager's Personnel

1. List total number of firm's personnel, for the proposed office in charge, by skill group (e.g., project managers, estimators, project engineers, superintendents, etc.)
2. Name only key personnel (i.e., project director, manager, superintendent, scheduler, estimator) which will be part of the proposed construction management team for this project. Describe in detail the experience and expertise of each team member, which project they were assigned to and their role in the projects listed in the References section. (Note: Key personnel must be committed to this project for its duration unless excused by the Owner) If the team as a whole provided construction management services for any of the projects listed in response to Section C.1, so indicate.
3. Name any consultants which are included as part of the proposed team. Describe each consultant's proposed role in the project and its related experience. List projects on which your firm has worked with the consultant.

E. Construction Manager's Estimating, Scheduling, Cost Control, Bidding, and Changes in the Work

1. Describe your cost control methods for the preconstruction and construction phases. How do you develop your estimates and how often are they updated? Include examples of successful value engineering to maintain project budget that did not sacrifice quality. (Answer must not exceed 2 pages.)
2. Describe the way your firm maintains quality control during the pre-construction and construction phases. Provide some examples of how these techniques were used in the projects listed in the Experience section. (Answer must not exceed 2 pages.)

3. Describe the way in which your firm develops and maintains project schedule. How often do you update those schedules? For one of the projects listed in the Reference section, provide examples of how these techniques were used. Include specific examples of scheduling challenges and how your firm solved them. (Answer must not exceed 2 pages.)
4. Would you assign a current employee, hire new personnel, or hire the professional services of an independent scheduling consultant to provide the efforts of logic planning, activity duration discussions with subcontractors, scheduling monitoring, subcontractor communications, and issuance of scheduling reports?
5. Describe how your firm assists minority business enterprises and involves them in projects.
6. Construction projects have changes and additional work during the design and construction phase. The degree of change and amount of additional work varies from minor changes to substantial additions and modifications. How does your firm manage this aspect of the project? Provide examples from the projects listed in the Reference section. (Answer must not exceed 2 pages.)
6. Provide your feasibility assessment of the proposed scheduled substantial completion date.

F. Construction Manager's BIM/3-D Virtual Design Capabilities

1. Describe your firm's in house BIM/3-D Virtual Design capabilities. How would you manage this process? Include three (3) projects of comparable complexity demonstrating successful BIM Modeling and clash mitigation to prevent costly changes in work.

G. Contact Information

Include the following information in your submittal:

1. Principal in charge for this project
2. Principal's title, phone, fax and email addresses
3. Principal's mail (street) address
4. Name of person to contact for further information regarding this statement (if other than principal)
5. Contact's phone, mobile phone, fax and email addresses
6. Company website address, if available
7. Company's DUNS and TIN Numbers

H. Signature

CM firm must complete and include this signature page with the submittal.

By signing below, the undersigned acknowledges s/he is an expressly authorized agent of the company listed below.

Date: _____

Full Legal Name of Company: _____

Signature: _____

Printed Name: _____

Title: _____