



PROJECT SPECIFIC
QUALIFICATION STATEMENT REQUIREMENTS
for
CONSTRUCTION MANAGEMENT SERVICES

**North Campus Research Complex Buildings
25 & 20E Laboratory Renovation**

U-M Project Number P00010677

Submittal Deadline: December 2, 2016 11:00 AM EST

**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 to request qualifications from those Construction Management (“CM”) firms interested in providing preconstruction and construction management services for the following project:

North Campus Research Complex Buildings 25 & 20E Laboratory Renovation

The project is located at 2800 Plymouth Road, Ann Arbor, Michigan, 48109, within the North Campus Research Complex within the University of Michigan’s north campus.

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) hard-copies of your QSR must be provided. In addition, forward an email with an electronic copy of your response attached to Lorri Doneth at ldoneth@umich.edu. Both hardcopies and electronic copy must be received no later than:

December 2, 2016 at 11:00 AM EST

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

Phone: (734) 615-9131
Email: ldoneth@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 Lorri Doneth at ldoneth@umich.edu.

The deadline for submittal of questions is: **November 23, 2016 at 2:00 PM EST**

Responses to questions received will be posted on The University of Michigan's Architecture, Engineering and Construction website within two (2) business days of receipt:

<http://www.umaec.umich.edu/for-vendors/bids-proposals/>

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

RFP issued to selected firms:

December 16, 2016

Proposals Due:

January 20, 2017

Interviews:

TBD

II. PROJECT DETAILS

A. Location

The project is located at 2800 Plymouth Road, Ann Arbor, MI (Washtenaw County) within the North Campus Research Complex University of Michigan's on north campus.

B. Project Description

Constructed in 1959 and 1984, North Campus Research Complex (NCRC) Building 25 and Building 20 contain approximately 285,000 gross square feet of primarily unoccupied wet laboratory space. This project proposes a renovation of approximately 158,000 gross square feet of space within both buildings to accommodate the Medical School's wet laboratory research growth over the next decade. Programmatic improvements to support this include updating wet lab research space, reconfiguring administrative & collaborative spaces to help improve synergies amongst the various interdisciplinary groups. A 6,900 gross square feet infill addition will also be constructed to improve connectivity between both buildings and throughout the complex. Furthermore, the project will make significant deferred maintenance improvements throughout both buildings including replacing heating/ventilation/air conditioning, electrical & life-safety systems, addressing ADA accessibility & legacy code-related items and providing new finishes in public spaces.

For your information, square footage of the building are as follows:

Building 25 Total Gross Foot Area

•	Ground	23,519
•	Main / Level 1	24,721
•	Level 2	23,749
•	Level 3	23,750
•	<u>Penthouse</u>	<u>9,482</u>
	Total =	105,221 Square Feet

Building 20 East Total Gross Foot Area

•	Ground	40,057
•	Main / Level 1	42,524
•	Level 2	42,297
•	Level 3	42,298
•	<u>Penthouse</u>	<u>12,320</u>
	Total =	179,496 Square Feet

Note that not all of the areas of the buildings will be renovated. Furthermore, the majority of work that will occur in Building 20 is in the east half of the building.

C. Fixed Limit of Construction Cost: Approximately \$54,300,000

D. Design Professional: SmithGroupJJR, Inc., Detroit, Michigan

E. Project Schedule

The following preliminary schedule has been developed in conjunction with the Design Professional. The Owner may require a fast-track or phased schedule for this project. Phasing options are still being evaluated for feasibility by the design team.

Tentative Schedule:

1.	Completion of Schematic Design	Spring 2017
2.	Completion of Design Development	Summer 2017
3.	Completion of Construction Documents (Final Bid Pack)	January 2018
4.	Bidding	February/March 2018
4.	Substantial Completion:	November 2019

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/construction-management-contract/>

and consist of the following documents:

- a. Agreement for Professional Construction Management Services (PDF)
- b. Agreement for Professional Construction Management Services Schedule of Project Details (PDF)
- c. Standard General Conditions Applicable To Projects Where The Owner Has Retained the Professional Services of A Construction Manager (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/>

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.
6. Describe your disciplinary actions for those workers who do not comply with your safety requirements.
7. List the number of DART (Days Away, Restrictions and Transfers) incidents (if any) and the DART rate on your last ten (10) projects with values over \$20,000,000.
8. Provide a brief description of any fatalities that have occurred on projects that you were engaged as a Construction Manager or General Contractor over the past ten (10) years. Provide what corporate changes were put in place to address issues identified in the fatalities.

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?
6. Describe your current corporate sustainability programs. Provide three (3) examples of innovative sustainability initiatives your firm has recommended and/or implemented on current projects or projects completed within the last five (5) years.

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 Project Controls

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.)
7. Provide your feasibility assessment of the proposed scheduled substantial completion date.
8. Describe your firm's in house BIM/3-D Virtual Design capabilities. How would you manage this process beginning at Design Development? Include three (3) projects of comparable complexity demonstrating successful BIM Modeling and clash mitigation to prevent costly changes in work. Your response should also include how this information is transmitted to the tradesman in the field.

F. Modularity/Prefabrication

1. Describe ways your firm has prefabricated/modular building systems in the past to expedite construction schedules, and provide value to the Owner. Examples provided should only relate to building components and systems found in these building types.

G. Describe your Firms Risk Assessment Procedure

1. What are the key Risk factors that you envision given the project scope, schedule, location and type described for our project?
2. Describe how your Risk Assessment will be produced for our project.
3. Provide a sample Risk Assessment (for a project of similar size and scope).

H. Contact Information

Include the following information in your submittal:

1. Principal in charge for this project
2. Principal's title, phone, 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, and email addresses
6. Company website address, if available
7. Company's DUNS and TIN Numbers

I. 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: _____