



PROJECT SPECIFIC
QUALIFICATION STATEMENT REQUIREMENTS
for
CONSTRUCTION MANAGEMENT SERVICES

**Kraus Edward Henry Building
Renovation and Addition
U-M Project Number P00011092**

Submittal Deadline: **April 12, 2017 by 2:00 PM EST**

Issued 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:

Kraus Edward Henry Building – Renovation and Addition

The project is located at 830 North University Ave, within the City of Ann Arbor Michigan, Washtenaw County, Michigan.

B. Selection Process

Interested CM firms must respond to the requirements included herein and submit ten (10) hard copies and one (1) electronic copy of their Qualification Statement Requirements (“QSR”) response 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 response must be provided. In addition, forward an email with an electronic copy of your response attached to Mr. James Bruce at jmbruce@umich.edu. Both hardcopies and electronic copy must be received no later than:

April 12, 2017 by 2:00 PM EST

Submit responses to: The University of Michigan
Procurement – Facilities
Attn: Mr. James Bruce
The University of Michigan
326 E. Hoover Ave., Mail Stop D
Ann Arbor, Michigan 48109-1002
Phone: (734) 764-2240
Email: jmbruce@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 Mr. James Bruce at jmbruce@umich.edu

The deadline for submittal of questions is: **April 5, 2017 by 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:

	<u>Date</u>
RFP issued to selected firms:	May 3, 2017
Proposal due:	May 31, 2017
Interviews:	TBD

II. PROJECT DETAILS

A. Location

The project is located at 830 North University Avenue, Ann Arbor, MI (Washtenaw County) on the Central Campus of the University of Michigan.

B. Project Description

Constructed in 1915, the Kraus Building contain approximately 185,000 gross square feet and currently houses the Department of Ecology and Evolutionary Biology and the Department of Molecular, Cellular, and Developmental Biology in the College of Literature, Science and the Arts. In 2018, both of these departments will be relocated to the Biological Science Building currently under construction. This project will enable the School of Kinesiology to consolidate its programs and operations and provide space for future growth. A deep renovation of Kraus is planned as well as construction of a 62,700 gsf infill addition within the exterior courtyard. This courtyard currently houses a mechanical services building and a low one-story addition that will be demolished in order to accommodate the new addition.

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

Total Gross Foot Area

- Basement 2,500
- Ground 49,500
- Main / Level 1 42,600
- Level 2 40,200

- Level 3 38,000
- Roof 500
- 173,300 Square Feet**

- Demolition (13,700)
- 159,600 Square Feet**

- Courtyard Fill-in 62,700
- 222,300 Square Feet**

C. Fixed Limit of Construction Cost: Approximately \$85,000,000

D. Design Professional: Ballinger, Philadelphia

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.

Tentative Schedule:

- | | | |
|----|---|--------------------|
| 1. | Completion of Schematic Design | Spring 2017 |
| 2. | Completion of Design Development | Fall 2017 |
| 3. | Completion of Construction Documents (Final Bid Pack) | May 2018 |
| 4. | Bidding | June – August 2018 |
| 5. | Substantial Completion | August 2020 |

F. Contract Documents

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;*
- b. *Agreement for Professional Construction Management Services Schedule of Project Details –Non-Tax Exempt;* and
- c. *Standard General Conditions Applicable To Projects Where The Owner Has Retained the Professional Services of a Construction Manager.*

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 Firm's 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. Experience Constructing High End Signature Architectural Spaces

1. Provide five (5) past projects that showcase your firm’s ability to complete projects with high end design features and other architecturally significant elements. Of particular note:
 - (a) Provide projects of comparable size.
 - (b) List who the design firm(s) of these projects were.
 - (c) Provide the change in contract value (change orders) for these projects.
 - (d) Provide the construction duration for these projects.

I. 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

J. 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: _____