The University of Michigan Central Campus Recreation Building (U-M Project # P00007755)
Issued March 2022
Construction Management Services - QSR

FORM DATE: July 2021
Page 1 of 7
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:

New Central Campus Recreation Building

The project is located at 401 Washtenaw Ave., within the City of Ann Arbor, Washtenaw County, Michigan.

B. Selection Process

Interested CM firms must respond to the requirements included herein and submit an 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

Provide an electronic copy of your response attached to Lorri Doneth at ldoneth@umich.edu. Electronic copy must be received no later than:

April 7, 2022 at 2:00 PM EST

Submit responses to: The University of Michigan
Procurement Services – Facilities
Attn: Lorri Doneth
Senior Procurement Agent
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: **April 4, 2022 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:

<table>
<thead>
<tr>
<th>Date</th>
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<tbody>
<tr>
<td>RFP issued to selected firms:</td>
<td>April 18, 2022</td>
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<tr>
<td>Proposal due:</td>
<td>May 3, 2022</td>
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<tr>
<td>Interviews:</td>
<td>May 12, 2022</td>
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II. PROJECT DETAILS

A. Location

The proposed site of the New Central Campus Recreation Building is at the corner of Geddes Ave and Washtenaw Ave, in the location of the existing Central Campus Recreation Building.

B. Project Description

The Division of Student Life is proposing to construct a new Recreation Building to replace the existing Central Campus Recreation Building. This project will provide a contemporary recreation facility responding to current student needs.

The proposed project will include a new building of approximately 219,000 gross square feet. The new building will include an aquatics center with three pools, sauna and steam rooms, multiple gymnasiums, an indoor running track, weight training and aerobic space, multi-purpose fitness rooms, racquetball and squash courts, yoga space, a climbing area, locker rooms, laundry room, and administrative areas. The new building will be served by University central utility services via a utility tunnel that runs through the project site, below the existing building. The scope of this project includes all demolition of the existing building, site work, architectural, mechanical, and electrical work necessary to accomplish these improvements while minimizing impacts to the University’s operations.
C. Fixed Limit of Construction Cost: $108,000,000

D. Design Professional: Integrated Design Solutions, Troy, Michigan

E. Project Schedule

The following preliminary schedule has been developed in conjunction with the Design Professional. The Owner will not permit a fast-track or phased schedule for this project.

**Tentative Schedule:**

1. Completion of Construction Documents (Final Bid Pack) July 2022
2. Bidding August 2022
3. Start of Building Demolition December 2022
4. Substantial Completion May 2025

F. Contract Documents

The Contract Documents for this project are available via the University of Michigan’s Architecture, Engineering and Construction website on the following webpage:

https://umaec.umich.edu/for-vendors/contracts-agreements/construction/

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.

1. Describe a typical level of safety staffing your firm would find appropriate for such a project.

2. Describe your approach to site specific training.

3. Describe your safety role as construction manager versus the responsibilities of the trade contractors.

4. Describe your disciplinary actions for those workers who do not comply with your safety requirements.

5. 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 three (3) 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. 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 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.)

3. Provide your feasibility assessment of the proposed scheduled substantial completion date.

F. Modularity/Prefabrication

1. Describe ways your firm has utilized 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. Contact Information

Include the following information in your submittal:

1. Principal in charge for this project
2. Principal’s title, phone, and email address(es)
3. Principal's mailing (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 address(es)
6. Company website address, if available
7. Company’s DUNS and TIN Numbers

IV. 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: ________________________________________________________