

REQUEST FOR QUALIFICATIONS #5-97648013

Construction Manager at Risk (CMAR)

East Union Middle School

Question Deadline: January 3, 2025 at 2:30 PM

Response Deadline: January 9, 2025 at 2:30 PM

Contact Information

Direct Inquiries To: <u>facilitiesbids@ucps.k12.nc.us</u>

Jennifer West

UCPS Procurement/Construction Contracts

Specialist

Submittals

Send Response To: UCPS Facilities Department

facilitiesbids@ucps.k12.nc.us

RFQ # 5-97648013 201 Venus Street Monroe, NC 28112

Important Notes:

Responses containing changes to any terms and conditions listed within this solicitation may render the response as unacceptable and unresponsive for award.

All inquiries are to be made in writing and submitted to the individual listed above. Any attempt to contact any elected local officials or school system administration may result in disqualification of the response.

Any clarification or revisions of the RFQ will be made only by addendum which will be made available on the UCPS website. It is the responsibility of the respondent to monitor the website for any addendums and to acknowledge receipt of any/all addendum with their submission. Oral explanations will not be binding.

Section 1 - INTRODUCTION AND OVERVIEW

UCPS is requesting qualifications from Construction Management firms interested in providing Construction Management at Risk services for the East Union Middle School campus relocation and renovation. The selected firm would begin actively participating in the SD phase in process with DLR Group.

This structure consists of a total of 135,683 square feet.

The renovated areas would include but may not be limited to:

- Main office
- Media Center
- Auditorium
- Multiple classroom wings
- Cafeteria
- Kitchen
- Front entrance
- Auxiliary Gym

Examples of renovations would include upgrades to finishes and mechanical/electrical systems.

Building will be unoccupied during construction activity.

Site is adjacent to operating school campus.

Section 2 – SELECTION PROCESS

Union County Public Schools will review the qualification responses and may request interviews. If contacted, the firm should make themselves available and be ready to provide a presentation of their qualifications. All costs associated with the response and presentation shall be at no cost to Union County Public Schools.

UCPS has sole discretion and reserves the right to reject any and all responses received with respect to this RFQ and to cancel the RFQ process at any time prior to entering into a formal agreement.

When requested, Firm shall provide a written proposal including the description of Work to be completed, schedule for completing the Work, itemized cost for each service, and list of companies that may be used on the project. If an agreement cannot be reached within a reasonable time, UCPS will contact another qualified firm.

Section 3 - SUBMISSION REQUIREMENTS

Responses should be prepared and submitted as described in this section.

Respondents bear the responsibility of examining all parts of this RFQ and furnishing the information required by this RFQ. Provide two (2) hard copies of the response and one (1) electronic copy through the above listed email address. All costs incurred in the preparation and submission of proposals shall be covered by the respondent. All blank spaces on the Acknowledgement Form and all requirements outlined in this RFQ must be filled in and completed.

Submittals shall be made on 8.5" x 11" paper, side bound with Table of Contents and reference tabs for key sections. Response is limited to 20 pages single sided. All pages are to be consecutively numbered. Submittals are to be in a sealed envelope carrying the following information on the face of the envelope: Proposer's name, address, subject matter of response, GC license number.

Each proposer must answer all questions and provide all requested information, where applicable.

If the answer to any questions is "none" or if the question is not applicable, please state in writing. Any response failing to do so may be deemed to be nonresponsive with respect to this qualification at the sole discretion of UCPS. The respondent shall be responsible to furnish all information and data requested by the RFQ.

Where proposals are sent by mail, the proposer shall be responsible for their delivery before the time specified. Late submittals will not be considered and will be returned unopened. **Submittals must include**, at a minimum, the following:

Tab 1: GENERAL COMPANY INFORMATION

- 1. Completed Company Information Form
- 2. Completed Acknowledgement Form
- 3. Executive summary limited to one (1) page to include the company name, location of principal place of business, a brief narrative including the age of the business, type of business organization and services offered. Also describe why UCPS should select your firm for the project. Summary must be signed by the President of the Company.
- 4. If proposer is a joint venture, include a copy of the executed joint venture agreement.

Tab 2: INSURANCE

1. Copy of Certificate of Insurance meeting the requirements stated within RFQ

Tab 3: ORGANIZATION AND STAFFING

- 1. Organization and Structure of the Business
- 2. Project Staffing
- 3. Current Licensing Information

Tab 4: CONSTRUCTION BACKGROUND

1. Construction Background, Experience and References

Tab 5: FINANCE

- 1. Financial Data
- 2. Workload and Capacity

Section 4 - INSURANCE REQUIREMENTS

Minimum limits for the following types of insurance are required:

Worker's Compensation:

- 1. N.C. Statutory Requirements3
- 2. Employers Liability

\$500,000 - Each Accident

\$500,000 – Disease Policy Limits (Aggregate)

\$500,000 - Disease Each Employee

Comprehensive General Liability:

Limits of coverage shall not be less than:

Bodily Injury and Property Damage Liability including contractual liability assumed under the indemnity provision of the contract, products/completed operations and underground property damage XCU where applicable.	\$1,000,000 each occurrence \$2,000,000 annual aggregate
Property Damage Liability including contractual liability Coverage assumed under the indemnity agreement of the Contract, products/completed operations and undergoing property damage XCU where applicable	\$1,000,000 each occurrence \$2,000,000 annual aggregate

Comprehensive Automobile Liability:

Comprehensive Automobile Liability Insurance shall be maintained by the Construction Manager as to the Ownership, maintenance and use of all owned, non-owned, leased or hire vehicles with limits of not less than:

Automobile Liability – All owned, non-owned and hired vehicles	\$1,000,000 each person
	\$2,000,000 each occurrence
Automobile Property Damage Liability – all owned, non-owned and hired vehicles	\$1,000,000 each occurrence
	\$2,000,000 aggregate
3. Umbrella Liability limits shall not be less than	\$2,000,000 each occurrence
Professional Liability not less than	\$2,000,000

Section 5 - QUALIFICATIONS/PROPOSER INFORMATION

Current organization and structure of the business

- Provide company organizational chart. Identify total number of employees in each position of the organizational chart
- 2. Provide current organizational structure information (Corporation, LLC, Partnership, Joint Venture, Sole Proprietorship, etc.) including date of formation/incorporation.
- 3. Identify the office that will directly participate in the UCPS work. Include a contact person including their phone number and email address.

Current Licensing information; proposer must be a licensed general contractor in North Carolina. If submitting as a joint venture, provide this information for each joint venture partner.

- 1. Provide the license number (list all license numbers and provide a copy of license), license classification (list all classifications and limits), qualifier's name, date issued, expiration date (list all expiration dates) exactly as on file with the North Carolina Contractor's State License Board.
- Has the license ever been revoked or suspended? (Applies to all parties of a joint venture)
 If yes, provide an explanation including dates, alleged misconduct and terms of revocation
 suspension.
- 3. Has a complaint ever been filed with the Contractor's State Licensing Board against your company that required a formal hearing or inquiry? If yes, provide explanation.

Construction background, experience and references

- 1. Provide information on no less than three (3) of your most recent new K-12 athletics stadium renovation or closely related projects completed during the last five (5) years where your firm (office proposing) provided CM at Risk services on a project of similar size, scope and value. A list of projects in North Carolina is preferred. Information should include the following:
 - a. Name of the project
 - b. Address of the project
 - c. Date completed
 - d. Names of construction manager project staff (Senior Executive, Project Manager, Site Manager)
 - e. Name, address and telephone number for project architect
 - f. Name, address and telephone number for Owner's representative
 - g. Type of project
 - h. GMP contract amount
 - i. CM fee percent
 - j. CM general conditions as a percent of work
 - k. Final cost of project
 - I. Original contract time
 - m. Authorized time extensions
 - n. Final contract time

- o. Duration from substantial completion to completion of closeout
- p. Original MWSBE percentage
- q. MWSBE percentage at completion
- 2. Provide a minimum of four (4) client references (not UCPS project related). Two (2) references should be from owners similar in function to UCPS. Information should include contact name, address, phone number, and email. Information should describe the services provided.
- 3. Describe your firm's experience providing BIM services including completed projects and those currently in process. Describe your BIM process (in-house or outsourced) and how you engage the design team and the Owner.
- 4. Describe your firm's approach and the name of the person in charge of quality assurance preconstruction through closeout.
- 5. Describe your approach to the collaboration with the Owner and the design team throughout design and construction.
- 6. How do you manage the process of reviewing and approving subcontractor submittals/RFQs in a timely manner to maintain the project schedule?
- 7. Describe your firm's experience in successfully completing the commissioning process 30 days from building substantial completion.
- 8. Describe your in-house MWSBE program and a detailed approach to implementation on a UCPS project including a description of outreach, procurement, monitoring, reporting and technical assistance and the responsible team member.
- 9. Respondents shall comply with UCPS's MWSBE program by making a good faith effort to utilize MWSBE firms in the professional service contract. Describe how your firm will address the MWSBE objectives. This includes completing and submitting the Identification Form and either Affidavit 'A' or 'B' included in section 8 of the RFQ as part of your submittal.
- 10. The selected CMAR provider shall bid the various bid packages in accordance with UCBOE policy and state laws. When in conflict, the most restrictive must be applied.

Financial Data

- 1. Provide the name of proposer's Bonding Company/Surety including name of Surety agent, address and telephone number, firm's total bonding capacity and current available bonding capacity and Surety's A.M. Best rating. Include this information for Surety's utilized over the past three (3) years.
- 2. UCPS reserves the right to request financial data. If requested, provide a copy of audited financial statements for the three (3) previous fiscal years and the last quarterly report. Statements must include auditor's letter of opinion, auditor's noted balance sheet, statement of income/loss. Each prime or joint venture partner must submit this information.

Workload and Capacity

- 1. Provide a ratio of the number of projects for CM, GC, DB, etc. completed by the proposing office over the last five (5) years.
- 2. Provide a list of the CM at Risk public projects your firm is currently committed to in North Carolina including name of project, location, value and completion date.

Safety

- Provide your firm's workers compensation Experience Modification Rate (EMR) for the last three
 years.
- 2. Has NC OSHA, Federal OSHA, NCDENR, the EPA or any Air Quality Management district cited your firm or the Owner on a project where you were actively contracted in the past five (5)

- years? If yes, attach a description of each citation. Include related back charges from Owner if applicable.
- Do you have a dedicated home office/safety representative that visits/audits projects? Describe reporting structure.
- 4. Does your company have standard safety pre-qualification requirements? If so, please describe.

Project Staffing

1. Identify key individuals proposed by your firm to participate on the UCPS project including at a minimum the project executive, project manager, project superintendent, and preconstruction manager. Attach resumes for each individual proposed including their experience with the proposer's firm and other prior relevant experience in construction/design including the type of project, dollar value of each project, delivery method used and that person's role on the project. Highlight projects where proposed candidates have completed projects as a team.

Legal

- 1. Describe any claims, disputes ending in mediation, arbitration or litigation associated with any current project(s) in the past five years. Also note any project(s) where your firm has been terminated.
- 2. Has your firm or any of its owners, officers or partners ever been found liable in a civil suit, found guilty in a criminal action for making any false claim or material misrepresentation to any public agency or entity, or been convicted of a crime involving any federal, state or local law related to construction?
 - If YES, explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the investigation and the grounds for the finding.
- 3. Has your firm or any of its owners, officers or partners ever been convicted of a federal or state crime of fraud, theft or any other act of dishonesty?

Section 6 – COMPANY INFORMATION FORM

Company Name:		
Physical Address:		
City, State, Zip Code:		
Telephone Number:		
Email Address:		
Contact Name:		
Is your company authori	zed to do business in North Carolina?	
How many years has you	ur company been in business?	
How many years has you	ur company been in business under its present business name	?

Have you been known by another name or organizat	ion?	
If yes, list the name(s):		
Number of CMAR projects your company has perform	med within the past 10 years?	
Number of CMAR projects completed in regards to n	ew schools within the past 10 years?	
Number of CMAR projects completed for new high se	chools with the past 10 years?	
What is the dollar value of CMAR projects your comp	pany has completed in 2023?	
What is the dollar value of CMAR projects your comp	pany has completed in 2022?	
What is the dollar value of CMAR projects your comp	pany has completed in 2011?	
How many claims ended in mediation, arbitration or	litigation within the past 5 years?	
List the type of Licenses your Company has current:		
Authorized Signature		
Authorized Signature	Date	

Section 7 - ACKNOWLEDGEMENT FORM

4. Insurance Requirements

The undersigned hereby acknowledges having received and completed a package containing a full set of do

	ents, including but not limited to:
1.	Introduction and Overview
2.	Selection Process
3.	Submission Requirements

5. Qualifications/Proposer Information	
6. Acknowledgement Form	
7. Company Information Form	
The undersigned acknowledges receipt of adde	nda:
The undersigned agrees to be bound by and c Small Business Enterprise Program.	omply with the provisions of UCPS's Minority, Women an
	e read all the foregoing responses to this RFQ and know the owledge and belief. I declare under penalty of perjury undeforegoing is correct.
All signatures to be sworn to before a Notary Pu	blic
Signed	Firm Name
Title	Address
Telephone	City
	StateZip
Corporate Seal – (requested, not required)	SUBSCRIBED AND SWORN to before me this
	Day of19
	Notary Public Signature
STATE OF	COUNTY OF

	(Name of Bidder)	
hereby certify that on this project, we will use the to ocontractors, vendors, suppliers or providers of pro-	following minority, women, or smal ofessional services.	l business enterprises as construc
m Name, Address and Phone #	Work type	*M/W/SBE Category
*M/W/SBE categories: Black, African Americ	can (B), Hispanic (H), Asian Americ	 can (A) American Indian (I),

Attach this form and AFFIDAVIT A or this form and AFFIDAVIT B to the Bid

Attach AFFIDAVIT A or AFFIDAVIT B to the Bid

	ate of North Carolina
	unty of
Aff	idavit of(Name of Bidder)
	I have made a good faith effort to comply under the following areas checked: Bidder must earn at least 50 points from the Good Faith Efforts list for their bid to be considered responsive.
	1 – (10 Points) Contacted minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.
	2 – (10 Points) Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.
	3 - (15 Points) Broken down or combined elements of work into economically feasible units to facilitate minority participation.
	4 – (10 Points) Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses.
	5 – (10 Points) Attended pre-bid meetings scheduled by the public owner.
	6 – (20 Points) Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.
u	7 – (15 Points) Negotiated in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities. Any rejection of a minority business based on lack of qualification should have the reasons documented in writing.
	8 – (25 Points) Provided assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily required. Assisted minority businesses in obtaining the same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit.
	9 - (20 Points) Negotiated joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible.
	10 – (20 Points) Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands.
agı scl coı Miı	accordance with GS143-128.2(d) and Board of Education Policy the undersigned will enter into a formal reement with the firms listed in the Identification of Minority, Women, and Small Business Participation needule conditional upon execution of a contract with the Owner. Failure to abide by this statutory provision will nestitute a breach of the contract. The undersigned hereby certifies that he or she has read the terms of the nority, Women, and Small Business Enterprise commitment and is authorized to bind the bidder to the mmitment herein set forth.
Da	te: Name of Authorized Officer:
	Signature:
	SEAL Title:
	State of County
	Subscribed and sworn to before me thisday of20
	Notary PublicMy commission expires

Attach AFFIDAVIT A or AFFIDAVIT B to the Bid

DO NOT USE AFFIDAVIT 'B' UNLESS YOU ARE <u>ONLY</u> PROVIDING LABOR AND <u>NOT</u> PURCHASING ANY MATERIALS OR SUPPLIES

State of North Car	rolinaAFFIDAVIT B Intent with C	t to Perform Contract Own Workforce.
County of		
Affidavit of		
	(Name of Bidder)	
I hereby certify that it is ou	ir intent to perform 100% of the work required for	
	(Name of Project)	contract.
project, and normally performance of the contract. The Bidder agrees to provi	n, the Bidder states that the Bidder does not cust orms and has the capability to perform and will p current work forces; AND the bidder <u>will not protot</u> ide any additional information or documentation in	perform <u>all elements of the work</u> on this urchase any materials or supplies in the
statement.		
The undersigned hereby c commitments herein conta	certifies that he or she has read this certification a ained.	and is authorized to bind the Bidder to the
Date:	Name of Authorized Officer:	
	Signature:	
SEAL	Title:	
	State of	. County of
_	Subscribed and sworn to before me this _ Notary Public _	day of20_
	My commission expires	

State of North Carolina --- AFFIDAVIT C --- Portion of the Work to be Performed by M/W/SBE Firms County of **** (NOTE: THIS FORM IS TO BE SUBMITTED ONLY BY THE APPARENT LOWEST RESPONSIVE BIDDER) **** If the portion of the work to be executed by M/WBE firms as defined in GS143-128.2(g) and Board of Education M/W/SBE Policy is equal to or greater than the M/W/SBE aspirational goal of MBE 10%, WBE 6%, and SBE 5% in Construction, and/or MBE 5%, WBE 4%, and SBE 5% in **Other Services** and/or MBE 3%, WBE 3%, and SBE 5% in **Goods** participation of the bidders total contract price, then the bidder must complete this affidavit. This affidavit shall be provided by the apparent lowest responsible, responsive bidder within 72 hours after notification of being the apparent low bidder. Affidavit of ______I_do hereby certify that on the (Name of Bidder) (Project Name) Project ID#_____Amount of Bid \$_____ I will expend a minimum of ______% of the total dollar amount of the contract with minority, women, or small business enterprises. M/W/SBEs will be employed as construction subcontractors, vendors, suppliers or providers of professional services. Such work will be subcontracted to the following firms listed below. Attach additional sheets if required Name and Address *M/W/SBE Work description Dollar Value Category *M/W/SBE categories: Black, African American (B), Hispanic (H), Asian American (A) Native American Indian (N), Female (F) Socially and Economically Disadvantaged (D), Small (S) In accordance with GS143-128.2(d) and Board of Education Policy the undersigned will enter into a formal agreement with the firms for work listed in this schedule conditional upon execution of a contract with the Owner. Failure to fulfill this commitment may constitute a breach of contract. The undersigned hereby certifies that he or she has read the terms of the Minority, Women, and Small Business Enterprise commitment and is authorized to bind the bidder to the commitment herein set forth. Date: ____ Name of Authorized Officer:____ Signature:

Subscribed and sworn to before me this _____day of _____20_

My commission expires_____

Notary Public____

SEAL

	e of North Carolina ct:	County of		D – Good Faith Efforts
			1/ 2555 50/ 5	
Service lowest M/W/S	aspirational goal of MBE 10%, WBE 6% es and/or MBE 3%, WBE 3%, and SBE responsible, responsive bidder shall prosBE firms that will be used on the projection of being the	5% in Goods participation ovide the following document. This affidavit shall be	ion by M/W/SBE businesse mentation to the Owner of h	s <u>is not</u> achieved, the apparent ais good faith efforts and the
		(Name of Bidde	er)	
Affida	vit of: tached documentation as true and a		-f	I do certi
tne at	tached documentation as true and a	ccurate representation	of my good faith efforts.	
busine profes	expend a minimum of	employed as construct	ion subcontractors, vend	ors, suppliers or providers of
	and Address	*M/W/SBE Category	Work description	Dollar Value
		<u> </u>	'	
	*M/W/SBE categories: Black, A (I), Female (mentation of the Bidder's good faith enematation include, but are not limited	(F) Socially and Econo efforts to meet the goal	mically Disadvantaged (I s set forth in these provis	D), Small (S)
A.	Copies of solicitations for quotes to at I subcontract to be let under this contract location where bid documents can be running when quotes must be received.	t. Each solicitation shall	contain a specific descriptio	n of the work to be subcontracted,
В.		d from each firm respond	ing to the solicitation.	
C.	A telephone log of follow-up calls to ea	•	-	
D.	For subcontracts where a minority busi from all firms submitting quotes for that		ed the lowest responsible su	b-bidder, copies of quotes received
E.	Documentation of any contacts or correto meet the goal.	espondence to minority b	usiness, community, or cont	ractor organizations in an attempt
F.	Letter documenting efforts to provide a	ssistance in obtaining rec	uired bonding or insurance	for minority business.
G.	Letter detailing reasons for rejection of	minority business due to	lack of qualification.	
Н.	Letter documenting proposed assistant pay agreements to secure loans, supply			

Failure to provide the documentation as listed in these provisions may result in rejection of the bid and award to the next lowest responsible and responsive bidder.

Date <u>:</u>	Name of Authorized Officer:	
	Signature:	
	Title:	
(SEAL)	State of, County of	
	Subscribed and sworn to before me thisday of	20
	Notary Public My commission expires	S

DOCUMENT 00 43 13 BID SECURITY FORM

Date of Execution of this bond	
Name and Address of Principle (Bidder)	
Name and Address of Surety	
Name and Address of Contracting Body	THE UNION COUNTY BOARD OF EDUCATION a body corporate of the State of North Carolina, 201 Venus Street Monroe, NC 28112
Amount of Bond Bid Amount and Proposal Dated:	
•	for

KNOW ALL MEN BY THESE PRESENTS, that we the PRINCIPLE above named and SURETY above named who is duly licensed to act as SURETY in the State of North Carolina, are held and firmly bound unto THE UNION COUNTY BOARD OF EDUCATION, a body corporate of the State of North Carolina, as Obligee, in the penal sum of five percent (5%) of the amount bid in the bid and proposal described in lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such, that if the PRINCIPLE shall be awarded the contract for which the bid and proposal above described is submitted and shall execute the contract, give bond for the faithful performance of the contract, and give bond for the payment of all persons supplying labor and materials in the prosecution of the work provided for in said contract, within ten (10) days after the award of the same to the PRINCIPLE above named, then this obligation shall be null and void; but if the PRINCIPLE above named fails to so execute such contract and give performance bond and payment bond as required by Section 129 of Chapter 143 of the General Statutes of North Carolina, as amended, the Article 3 of Chapter 44-A of the General Statutes of North Carolina, as amended, forthwith pay the Obligee the amount of this bond set forth above.

WITNESS: Principle (Name of individual, and trade Name, partnership, corporation, or joint venture) (Proprietorship or Partnership) BY _____(Seal) TITLE__ (Owner, Partner, Office held in corporation, joint venture) (Corporate Seal) ATTEST BY _ (Corporation) TITLE__ (Corporation Secretary or Assistant Secretary Only) Surety (Name of Surety Company) WITNESS: TITLE Attorney in Fact (Corporate Seal of Surety) (Address of Attorney in Fact) COUNTERSIGNED:

IN WITNESS WHEREOF, the Principle above named and the Surety above named have executed this instrument

under their several seals on the date set forth above.

N.C. Licensed Resident Agent