Documents for the above-noted project and the work covered thereby are herein modified as follows, and except as set forth herein, otherwise remain unchanged and in full force and effect:

1. Page 1 Request for Qualifications: Revise paragraph 2 as follows.

   This project shall have a Supplier Diversity participation goal of 10% MBE, 10% WBE/DBE/Veteran, and 3% Service-Disabled Veteran of the GMP. The Construction Manager at Risk is strongly encouraged to include minority and women-owned firms. CMRs are also strongly encouraged to include Missouri-based firms on the team.

End of Addendum 1
REQUEST FOR QUALIFICATIONS
For
Construction Manager at Risk

Project Number: RC000220
Schrenk Hall East Renovation

For the Curators of the University of Missouri

Missouri University of Science and Technology
Design and Construction Management
General Services Building
1701 Spruce Drive
Rolla, MO 65409

Date: September 12, 2023
ADVERTISEMENT FOR:

Qualifications for Construction Manager at Risk Services

Project Number: RC000220
Schrenk Hall East Renovation
Missouri University of Science and Technology
Rolla, MO 65409

Qualifications will be received digitally by the Curators of the University of Missouri, Owner, until 10:00 AM C.T., Thursday, September 21, 2023, care of Mike Peth at mpeth@mst.edu and a copy to Ami Willett at willettar@mst.edu.

Proposal documents may be viewed online at http://designconstruction.mst.edu under Bids/RFQs/RFPs, Current Missouri S&T RFQ Advertisements. Questions should be directed to Mike Peth at (573) 341-6213.

Individuals with special needs as addressed by the Americans with Disabilities Act may contact. (573) 341-4252.

Advertisement Date: September 12, 2023

Mike Peth
Project Manager
Missouri University of Science and Technology
REQUEST FOR QUALIFICATIONS – Construction Manager at Risk with Guaranteed Maximum Price (GMP)

Advertisement Date: September 12, 2023

Project No. RC000220
Schrenk Hall East Renovation

Qualifications will be received digitally by the Curators of the University of Missouri, Owner, until 10:00 AM C.T., Thursday, September 21, 2023, care of Mike Peth at mpeth@mst.edu and a copy to Ami Willett at willettar@mst.edu. The names of the responding firms will be available upon request. No other information will be shared publicly until the selection process is complete.

This project shall have a Supplier Diversity participation goal of 10% MBE and 10%WBE/Veteran/Service-Disabled Veteran/DBE of the GMP. The Construction Manager at Risk is strongly encouraged to include minority and women-owned firms. CMRs are also strongly encouraged to include Missouri-based firms on the team.

General Project Information

The proposed building is located east of Schrenk Hall West and west of Centennial Hall. The Schrenk East Renovation is the final step in the renewal master plan for the Schrenk Biological Sciences & Chemistry Building on the Missouri S&T Campus. Originally constructed in 1940, Schrenk East is planned for a full renovation, including the replacement of all building systems, exterior repair, and interior renovation. The primary project driver is to improve and increase research laboratory space to support the growth of both the Biological Sciences and Chemistry Departments at Missouri S&T, while improving teaching labs, office space, and the overall facility condition of an aging facility on campus. These improvements and the resulting growth in enrollment and retention will contribute to the University’s growth goals in recruitment and retention of both faculty and students.

A Pre-Design study for the 55,000 GSF renovation was completed in July of 2023 by Odimo Architects & PGAV. The program and concept plan work within the capacity of the existing Schrenk Hall East with a phased approach to accommodate partial occupancy during construction as well as cost. Research lab growth is the priority while maintaining the number of teaching labs and classrooms. The program represents growth in total from (8) Research Teams to (10) Research Teams in appropriately sized labs for anticipated team size.

The aging building is proposed to receive a significant infrastructure replacement. Each floor receives newly renovated corridors and ADA-compliant ramps, new ADA-compliant restrooms, and new HVAC, Sprinklers, Electrical, and Plumbing throughout. Site and Exterior Renovations include ADA-compliant entries, brick tuckpointing, window and roof replacement, and sidewalk replacements.

The new north entry to the building provides an accessible front door from a primary pedestrian pathway on campus. With direct connection and visibility to the Arrival District, Schrenk East Renovation will be an impactful new first impression to the Biological Sciences and Chemistry Departments.

The first two phases of the renovation are being released as one project for Construction Manager at Risk delivery with a total construction budget of $24,500,000. The design will be completed in late 2024. The first phase of construction is anticipated to be completed in 2025, with the second phase completed by the end of 2026. The university's intent in hiring a CMR includes assisting the university in preconstruction services with VE options, estimating services, collaborative schedule planning, and possibly schedule-saving measures such as early release orders.
**Description of the Selection Process**

The construction manager at risk will be selected using a two-step process.

**Step One - Request for Qualifications (RFQ)** shall consist of the review and ranking of each respective firm’s qualifications and responses to the university’s selection criteria as stated herein. This is a competitive process with points awarded for each category of the selection criteria. The university will utilize a review panel to evaluate the offerings and establish a preliminary ranking of the firms. Five or fewer firms with the highest preliminary ranking based on the firm’s responses to the selection criteria will be interviewed by the owner’s panel. At a minimum, the proposed project director/executive, senior project manager(s), scheduling manager(s), assisting project manager(s), and superintendent(s) shall attend the interview. The interview will include introductions with each proposed staff member summarizing their responsibilities and experience, followed by a question-and-answer session conducted by the Owner. The questions will not be provided prior to the interview. The respondent will be allowed fifteen minutes to present information supporting their response to this RFQ, followed by a question-and-answer session for the balance of the interview.

**Step Two - Request for Proposals (RFP):** Following the establishment and ranking of the short-listed firms, the RFP documents will be issued to the short-listed firms. The short-listed firms shall submit their cost proposal in a sealed envelope, including their construction phase fee, lump sum cost for fulfilling the general conditions, cost of insurance and cost of performance, and payment bonds, all in accordance with the step two provisions. The Preconstruction Services scope shall be included in provision D.2. and the Preconstruction Fee shall be included in provision D.5., both within the Agreement Between the Owner and Construction Manager as Constructor.

In addition to the information provided herein, a matrix detailing services to be included in each category will be issued in the RFP documents. All information submitted in Step One with respect to project-specific organizational structure, staffing, and other selection criteria, in addition to the Step Two documents, shall establish the basis for Step Two pricing. Following the contract award, the successful firm shall be required to provide, at a minimum, all staffing and services detailed in the firm’s responses to selection criteria in step one and as otherwise required by the contract documents.

The final selection of the construction manager at risk will be based on a 25,000-point system. Forty percent (40%) (10,000 points) will be awarded as established by the review panel based on qualifications, responses to the university’s selection criteria, references, the Owner’s prior experience with the respondent, and the interviews, all under a competitive process. Three hundred (300) bonus points will be awarded to an SDVE proposer. The 300 bonus points will be added to the SDVE’s qualifications score as established by the Owner’s review panel. The 300 bonus points are available only to an SDVE firm submitting a proposal directly to the Owner.

The remaining sixty percent (60%) (15,000 points) will be awarded based on the sum total of, the construction phase fee, the lump sum for fulfilling the general conditions, the cost of insurance and performance, and payment bonds and fees for preconstruction services. For evaluation purposes, the construction phase percentage fee will be multiplied by the anticipated construction budget to establish the overhead and profit component of the price. The lowest total price submission will receive 15,000 points. Ascending price submission totals from other firms will be awarded price points on a pro-rata basis.

The firm with the highest point total (qualifications/selection criteria + price points) will be deemed to provide the best value and will be the apparent successful firm.
CMR SELECTION SCHEDULE

The following schedule is subject to change but represents the University’s intent.

<table>
<thead>
<tr>
<th>Date Range</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 12, 2023</td>
<td>RFQ MR advertisement</td>
</tr>
<tr>
<td>September 21, 2023</td>
<td>Receive qualifications</td>
</tr>
<tr>
<td>September 21 - October 3, 2023</td>
<td>Owner panel’s review of qualifications</td>
</tr>
<tr>
<td>October 4, 2023</td>
<td>Interview firms</td>
</tr>
<tr>
<td>October 9, 2023</td>
<td>Notice to shortlisted firms – issue Step Two (RFP) document</td>
</tr>
<tr>
<td>October 11, 2023</td>
<td>Pre-Proposal Meeting with short-listed firms</td>
</tr>
<tr>
<td>October 16, 2023</td>
<td>Receipt of proposals</td>
</tr>
<tr>
<td>October 17 - November 8, 2023</td>
<td>Notify the apparent successful firm and award the contract</td>
</tr>
</tbody>
</table>

RFQ SELECTION CRITERIA

Mandatory requirements for inclusion on the shortlist are as follows:

- A proven track record of successfully delivering project(s) similar in value and complexity by both the firm and the proposed preconstruction manager, lead project manager, and superintendent.
- Experience modification rate of less than 1.0.
- No work-related fatalities in the last three years.
- Adequate financial stability as determined by the Owner.
- Licensed to conduct business in the State of Missouri
- A score of 8,500 points (85% of the available 10,000 points)

The above-stated criteria shall apply to the firm’s office that will be actively managing this project. Firms not meeting these mandatory requirements will not be short-listed.

The owner reserves the right to seek clarifications.

Description of the Qualification Process

Qualifications of respondents to this RFQ will be evaluated based on the financial responsibility, safety record, ability to adhere to schedules, experience the firm and the firm’s proposed project team have had with projects of similar size, construction type, schedule, and complexity, the Owner’s experience with the firm on prior projects regardless of delivery type, and other information included in the qualification packet. The Owner will assign an evaluation team comprised of representatives from the design team and the Owner’s staff to evaluate and score the respondent’s qualifications material. A total of 10,000 points has been assigned to the qualification criteria enclosed herein.

The weighting of the points for the qualifications packet will be as follows:
- TAB 1 - 2000 points
- TAB 2 - 2500 points
- TAB 3 - 2500 points
- TAB 4 - 1500 points
- TAB 5 - 1500 points
QUALIFICATION PACKET: Each respondent shall submit one electronic copy of the Qualifications to PROJECT MANAGER's NAME and EMAIL ADDRESS. Qualifications shall be a maximum of ten one-sided 8 ½ x 11 pages, not including the organizational chart and bar chart, personnel resumes/qualifications, project lists, examples of preconstruction reports, table of contents for the safety and quality assurance manuals, and financial statements.

TAB 1 – Organizational Questions (2000 points)

1. Furnish a brief history of when and how your company was founded, how it evolved, and a list of the company’s primary officers and their duties.

2. Provide your firm's EMR, TRIR, and DART for each of the last three (3) years.

3. Provide the total annual volume of construction work completed for each of the past five years.

4. Provide projected volume for the upcoming year. Provide a project listing and contract amounts.

5. Provide a list of five projects of similar scope and/or complexity completed within the last five years and specify the delivery method used. Include the GMP or contract amount value. Include the architect and owner’s contact information.

6. Provide your firm’s total and available bonding capacity.

TAB 2 - Staffing (2500 points)

Furnish an organizational chart showing all the people who will be involved with this project and their roles and responsibilities. Furnish a resume for all staff on the organizational chart, including education and time with the company. Include a paragraph for each individual detailing their experience in a similar role on projects with similar scope or complexity that qualifies them for this project. Include the staff member(s) who will be responsible for developing and updating the construction schedule. Specific experience provided in tab 1 should also be noted in their experience.

Provide a bar chart (timeline) illustrating the percentage FTE (including hours per week), and involvement during both preconstruction and construction for each team member. For the construction phase, indicate who will be onsite full-time. Include their arrival and duration onsite.

Identify key project leadership staff who will be involved both in the preconstruction and construction phases, their level of authority, and how they will interact with the Owner and Architect.

No change in the proposed staff members will be considered unless such changes are directed by the Owner or extenuating circumstances exist that merit such consideration. Under any circumstance, no changes will be allowed without the consent of the Owner. The Construction Manager shall provide a minimum of twenty-one (21) calendar days’ notice to allow consideration of the proposed change by the Owner. Personnel proposed as a replacement for any staff member submitted with the response to the RFQ shall have similar qualifications and experience as that staff member proposed for replacement. The supporting documentation is included in paragraph 1. above shall be submitted with the 21-day notice. Failure of the Construction Manager to comply with this requirement may result in the suspension of the Construction Manager from participation in future University of Missouri projects for a period of one year.

The Owner, Architect, and Construction Manager will jointly review staffing and team performance approximately three months following the onset of preconstruction, and at an appropriate point following the
start of construction. The purpose of the review will be to ensure staffing levels are adequate and all entities are performing as required.

**TAB 3 – Preconstruction (2500 points)**

Describe how your staff will collaborate with the design team and Owner and provide feedback during the preconstruction phase.

List the services your firm will provide during the preconstruction phase. Describe how your firm will utilize value engineering, constructability analysis, and market analysis in recommending alternative design concepts, cost savings opportunities, and equipment and material applications.

Furnish a two-page example of each of the reports the CMR will provide during the preconstruction phase.

Provide a summary of your firm’s in-house capabilities regarding MEP systems to be implemented during preconstruction. Describe how your firm will utilize third-party expertise in reviewing and estimating the mechanical, plumbing, and electrical design, (if applicable).

Describe how your firm will reconcile your estimates against estimates provided by the design team.

**TAB 4 – CMR Staff Continuity (1,500 points)**

Describe how your firm will ensure continuity and information exchange between the preconstruction and construction phase staff members.

Describe how your firm’s staff who will manage the construction phase will be involved in preconstruction with an emphasis on your proposed lead project manager and superintendent.

**TAB 5 – Operational Methods (1500 points)**

1. Describe how your firm will solicit Supplier Diversity participation.
2. Describe your firm’s safety program. Provide a copy of the table of contents from the manual.
3. Describe strategies to be utilized to ensure open bidding and equal opportunity for subcontractors and sub-subcontractors regardless of labor affiliation.
4. Describe the firm’s quality assurance program. Provide a copy of the table of contents from the manual.
5. Describe the scheduling programs and strategies to be utilized to maintain each phase of the project schedule including how the CMR’s field personnel will provide input to the scheduler(s), how subcontractor input will be incorporated, how scheduled versus completed will be monitored and updated, and how weather will be managed.

**Financial Statement (Separate document in sealed envelope or email)**

1. Provide your organization’s most recent audited financial statements.