



November 11, 2021

**NOTICE OF REQUEST FOR QUALIFICATION (RFQ) STATEMENTS FROM
FIRMS INTERESTED IN PROVIDING CONSTRUCTION MANAGER AT RISK
SERVICES FOR A NEW FLEET SERVICES FACILITY**

As provided for under General Statute section 143-128.1, the City of Concord has elected to use construction management at risk as the project delivery method for the new fleet services facility. The City has selected C Design for the design of the project. The size of the building will be approximately 44,000 square feet. The site is located at 605 Alfred Brown Jr Ct SW. It is anticipated that construction will be complete by December 2023.

PROJECT SCOPE

The scope of work is to provide construction management services for the project throughout preconstruction and construction phases, including but not limited to, preparation and coordination of bid packages, scheduling, cost control, value engineering, evaluation, preconstruction services, and construction administration.

SUBMITTAL REQUIREMENTS

Firms should have no contact related to this project with elected or appointed officials. Other contacts will subject the firm to immediate disqualification for consideration for this project. A committee will screen the RFQ's submitted, conduct interviews of selected firms and make a recommendation to City Council.

Qualification Statements should clearly and concisely address the following:

- Firm name and location of office where work will be performed.
- Brief overview and history of the firm.
- List general contractor's license(s) held.
- Experience in construction as Construction Manager at Risk in publicly funded projects as well as construction of governmental buildings.
- The project manager and key personnel who will be involved with this project; their qualifications and experience as related to the scope of work detailed above as well as their anticipated assignments related to this project. Specific information on their experience with similar projects should be included.
- Other work commitments of the specified key personnel during this project time frame.
- Provide client references for related governmental work or similar private/non-profit contracts valued at over \$10 million dollars done in the past five years. Include name, address, telephone number and contact person most involved with the project.

Engineering Department

- Historical data on at least three comparable projects in size completed over the past five years showing schedule performance **and change order history**. Include original budget, pre-bid estimate, guaranteed maximum price, if applicable, and final cost.
- Management of projects with required minority business participation goals, including recommendations for complying with the minority business participation requirements of G.S. section 143-128.2..
- Document any history of litigation involving the company or any of its principals, including the case name, number and year for the past five years. Include litigation involving construction, contract, bond or insurance disputes.
- Document all safety or OSHA violations associated with construction project performance over the past five years.

The submission should not exceed 15 pages inclusive of the cover sheet. **ONLY ELECTRONIC SUBMISSIONS WILL BE ACCEPTED.** Submissions exceeding the 15-page limitation will not be considered. Submissions should be in a PDF format. Electronic submission of the statement of qualifications are due no later than 5:00 p.m. on Wednesday, December 8, 2021. No statement of qualifications will be accepted after this time. The statement of qualifications should be sent to the following email address: chestnut@concordnc.gov. An receipt emails will be sent when your submission is downloaded to our server. Paper copies will be not accepted. The subject line should contain the firm's name and "SOQ for Fleet Services Facility".

SELECTION CRITERIA

The considerations below will be utilized for selection of the firm. Selection will be made after thorough review conducted by a City panel. Actual interviews may be conducted after review of the responses by interested firms.

1. The firm's recent experience, knowledge, and familiarity in the construction of similar projects that are compatible with an historic setting and the firm's demonstrated ability to incorporate the client's design preferences.
2. The experience of the staff to be assigned to this project in successfully- performing the type of work required within the budget to be established by the Concord elected officials, with few- to no change-orders attributable to foreseeable circumstances.
3. The firm's ability to meet a time schedule established for the work.
4. The firm's financial ability to undertake the work and insure the CMR's liability as well as adequacy of an accounting system to identify costs chargeable to the project.
5. The firm must demonstrate a high ethical and professional standing and must have performed satisfactorily on any previous contracts with the City of Concord, if applicable, including a positive client relationship, commitment to the project budget and sufficient supervision of the construction project.

Engineering Department

The City of Concord will negotiate a contract with the top rated firm following selection. If a contract cannot be successfully negotiated with the top rated firm, the City will proceed to the second rated firm.

Firms not selected for interviews will be notified. Questions concerning the scope of this project should be directed to Sue Hyde, Engineering Director at hydes@concordnc.gov with the subject line: Fleet RFQ.

The City reserves the right to reject any and all statements of interest.

Engineering Department