



**SOLICITATION INFORMATION SHEET**  
**CONSTRUCTION - CONSTRUCTION MANAGERS AT RISK**  
**REQUEST FOR STATEMENT OF QUALIFICATIONS**

The University of Connecticut is accepting Statement of Qualifications for:

**PROJECT NUMBER: 300260**

**PROJECT NAME: NEW SCHOOL OF NURSING**

**PROJECT LOCATION: STORRS CAMPUS**

**PROCUREMENT AGENT: GRIFFIN FEHRS, [GRIFFIN.FEHRS@UCONN.EDU](mailto:GRIFFIN.FEHRS@UCONN.EDU), (860) 486-2618**

**INTENT OF THIS SOLICITATION:** The purpose of this Request for Qualifications (“RFQ”) is to solicit Construction Managers at Risk for pre-construction, planning, and construction services for the New School of Nursing.

**LOCATION OF THIS SOLICITATION:** Submit a Statement of Qualifications (“Proposal”) for this solicitation (event) through the HuskyBuy Portal:

<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UConnFullSuite>.

**CRITICAL DATES:**

Pre-Proposal Conference Date and Time	<b>8/28/2023</b>	<b>3:00PM</b>
Pre-Proposal Conference Location	<b>PURCHASING BID ROOM, 3 DISCOVERY DR, STORRS CT, 06238</b>	
Q&A (RFI) Due Date and Time	<b>9/7/2023</b>	<b>2:00PM</b>
RFQ Due Date and Time	<b>9/21/2023</b>	<b>2:00PM</b>

**PRE-PROPOSAL CONFERENCE:** During the Pre-Proposal Conference, the RFQ and Scope of Work will be discussed. There also will be an opportunity to view existing conditions (if applicable). The Pre-Proposal Conference is not mandatory, however, interested Proposers are strongly encouraged to attend.

There are limited short-term and PayByPhone parking spaces around the University Business Services building. The North Parking Garage is recommended to all vendors as parking on campus is at your own risk. The North Garage parking is paid via online app (PaybyPhone or Flowbird) or at a kiosk and is required when parking vehicle and not when exiting the garage.

**REQUEST FOR INFORMATION QUESTIONS:** All Requests for Information (“RFI”) questions are to be posted under the Q&A Board Tab in the HuskyBuy sourcing event for this Solicitation. No phone calls or RFI questions emailed directly to the Procurement Agent will be accepted.

**CLARIFICATIONS, ADDENDA, and INTERPRETATIONS:** Proposers shall promptly notify the University of any ambiguity, inconsistency, or error which they may discover upon examination of the plans, specifications, and contract documents.

Any and all interpretations of the drawings, specifications, Responses to any RFIs, the contract documents, and any supplemental instructions, will be in the form of a written clarification/addendum, and will be posted as part of the HuskyBuy sourcing event under the Buyer Attachment Tab. Failure of any Proposer to receive any such clarification/addendum or interpretation shall not release any Proposer from the obligations under its Proposal as submitted.

**PROJECT SCHEDULE/DURATION:**

- Contract Issuance/Notice to Proceed: **12/04/2023**
- Construction is planned to start: **09/03/2024**
- Construction duration: **22 MONTHS**

**THRESHOLD BUILDING PROJECT:** This project has been defined as a “threshold building.” All contractors and major subcontractors must possess, at the time the Proposal is submitted, a valid Major Contractor Registration Certificate issued by the CT Department of Consumer Protection in accordance with Connecticut General Statutes Sec. 20-341gg. For a joint venture, all joint venture partners shall be certified.

**PROJECT DESCRIPTION/SCOPE OF WORK:** The Owner intends to utilize a Construction Manager (CM) at Risk contract format with a Guaranteed Maximum Price, (GMP), with a separate negotiated pre-construction services contract.

The goal of this project is to construct a new building for the School of Nursing to accommodate increased enrollment and to address the shortage of nurses, the changing nature of health care, and the increasing disparity in health outcomes. The new School of Nursing building will support the new teaching modalities by educating nurses through patient-centered practice, interdisciplinary research, and technology-based innovations such as simulation labs. Innovative and collaborative leaders who graduate from UConn will drive impactful change to improve human health and meet the patient care needs of tomorrow.

The new building will be strategically located near the existing Communication Sciences Building (SHLS/BIRC) and the Human Development Center and will comprise 45,000 ASF (assignable square feet) with a total of ~ 80,000 GSF (gross square feet).

Scope of Work includes:

- Construction of New School of Nursing facility of approximately 80,000 GSF that will meet the University Design Standards and Performance Guidelines.
- The building is targeting LEED Gold certification and will conform to Connecticut High Performance Building requirements.
- Site selection is illustrated within the attached Conceptual design scheme.
- The scope includes site/landscape improvements, site utilities modifications and upgrades, limited parking.
- Coordination with the infrastructure project that includes the expansion of the adjacent Chiller Plant will be required.
- MRI center located in Communication Sciences Building and is susceptible to vibrations. Construction activities will have to account for this vicinity. Further coordination is needed.

- Maintaining pedestrian access to the adjacent buildings during construction is also required.
- The building will house:
  - ~ 5,500 sf of instructional Spaces including a lecture hall and classrooms
  - ~ 12,000 sf Simulation Lab Suite
  - ~2,000 sf Human Behavioral Research Lab
  - ~ 2,290 sf of Wet Lab
  - ~ 6,300 sf Student Academic Center
  - ~ 16,500 sf of offices and support spaces

**CONSIDERATION OF PROPOSALS:** This is a two-part Quality-Based Selection solicitation process. During the first part, Proposals shall be evaluated utilizing the objective technical criteria listed within the RFQ, as well as any additional information obtained from persons or other sources identified in the Proposal with the intent of developing a shortlist of qualified companies. During the second part of the process, the short-listed companies are invited to submit a Cost Proposal during the Request for Proposal phase.

The University may choose to interview the shortlisted companies as part of the selection process; however, the Proposer should not assume interviews will be conducted. The technical proposal shall be a “stand-alone” document and may be the sole basis of selection.

**QUALIFICATIONS OF PROPOSER:** All Proposers must provide information/documentation with their submission that demonstrates the following:

- **DAS CLASSIFICATION:** Proposers must be prequalified by the Department of Administrative Services (DAS) in the specified classification for this project (**CONSTRUCTION MANAGER AT RISK GROUP B OR C**) as of the due date of the Statement of Qualifications.
- **FINANCIAL ABILITY:** The Proposer must demonstrate the financial ability and bonding capacity to complete a construction project with a minimum value of at least **\$40,000,000**. Annual and Interim Financials are required as described in the **UConn Prequal Requirements Financial Ability** document.
- **NARRATIVE OF PROJECT APPROACH:** Prepare a narrative that demonstrates your company’s understanding of the Scope of Work for this Project. The Narrative should be no more than **ten (10) pages**. Concisely present an approach that includes the following:
  - Technical Approach: Describe your company’s process for completing the Scope of Work within the proposed schedule, including Pre-Construction and Construction activities.
  - Quality Assurance/Quality Control: Describe your company’s process and procedure for managing and assuring quality during construction activities.
  - Cost Control and Budgeting: Provide your company’s approach for developing both project and construction cost estimates and managing costs once budgets are developed.
  - Supplier Diversity: Provide your company’s approach for meeting the set-aside goals and CHRO requirements for this Project.
  - If a joint venture is proposed, provide the proposed joint venture arrangement between the parties outlining the percentage of responsibilities and the organizational structure associated with the joint venture established for this Project.

- **PREVIOUS RELEVANT EXPERIENCE:** Describe the overall qualifications of the Proposer, including background in this field and the services that it provides. Utilize the *Previous Relevant Experience Form, Const-RFQ (3 Projects)* provided with this RFQ. The Proposer shall:
  - a. Provide **three (3) examples** of projects that are in progress (at least 75% complete) or completed, comparable in size, scope, and similar environment to this project, **with an emphasis on medical facilities, or similar academic facilities that include teaching and lab spaces tailored to research and medical functions** completed within the past **ten (10) years**. **Note: Only provide the required number of project examples listed in this section.**
  - b. For a project to be considered, the value of that project must have a minimum value of **\$30,000,000**. A detailed description of the work performed and how it relates to the scope of work outlined in the Prequalification Application shall be included. **Note: only one (1) project performed for UConn may be included as part of your Proposal.**
  - c. If a joint venture is proposed, provide project examples where the Companies have worked together, outlining the percentage of work by each Company, and a description of the scope of work performed by each Company for that Project.
  
- **PROPOSED TEAM QUALIFICATIONS:** The Proposer must demonstrate the ability to staff the project with high quality, experienced personnel. Describe the qualifications and responsibilities of the key project team personnel who will be assigned to the project including their experience on similar assignments and their specific responsibilities for the proposed project. Utilize the *Resume for Proposed Key Personnel Form, Const-RFQ* provided with this RFQ.
  - a. During pre-construction, it is mandatory to provide at minimum a full-time Project Manager, Project Executive, Superintendent, Senior Estimator, Senior Scheduler, BIM Manager, MEP Coordinator, and support staff as needed. During Construction, it is mandatory to provide at minimum a full-time Project Manager, full-time Superintendent, full-time Construction Engineer(s), Safety Engineer, LEED coordinator, BIM Manager, Scheduler, MEP Coordinator, and support staff.
  - b. The Proposal shall include resumes for each key project team personnel listed in “a” above.
  - c. Provide an Organizational Chart that identifies the primary team members’ roles and includes any subconsultants for this project. **Note:** if the Company’s Organizational Chart lists additional roles from those that are mandatory and listed in “a” above, then the Company shall also provide a resume for each additional role. However, only provide resumes for the key project team; do not include resumes for members not assigned to the team.

**MISCELLANEOUS REQUIRED DOCUMENTS:**

- a. If certified, provide your Company’s current Supplier Diversity Certificate issued by the Connecticut Department of Administrative Services.

**Note:** During the Request for Proposal phase, the short-listed companies will be required to submit a copy of their current *Certificate of Legal Existence or Authorization from the CT Secretary of State* (or copy of the Application submitted to the State of Connecticut). *No information is required during the RFQ phase.*

**CONTRACT:** A draft of the contract has been provided with the RFQ documents. The University reserves the right to modify the contract or waive any informality as it deems to be in the best interest of the University. By submitting a Proposal, your Company accepts the contract and any modifications that the University deems necessary to it without exception. Proposers will be notified of any modifications to the

contract made by the University. Any exceptions to the contract submitted by the Proposer will not be considered.

**SELF-PERFORMANCE REQUIREMENT:** The Construction Manager At-Risk is not permitted to complete any portion of the construction work with its own forces. The Construction Manager is responsible for developing subcontractor bid packages and conducting a solicitation process (Prequalification (if applicable) and Invitation to Bid) for each established bid package.

**SET-ASIDE REQUIREMENTS:** The “Set-Aside” Requirement for this Project is that (1) not less than thirty percent (30%) of the Guaranteed Maximum Price be awarded to subcontractors who are certified by the Connecticut Department of Administrative Services as “Small Business Enterprises” (“SBEs”) and (2) not less than ten percent (10%) of the Guaranteed Maximum Price be awarded to subcontractors who are certified by the Connecticut Department of Administrative Services as “Minority Business Enterprises” (“MBEs”) (the 10% set aside for MBEs may be included in the 30% set aside for SBEs). The Construction Manager is responsible for ensuring that the S/MBEs they have selected are eligible Connecticut-certified S/MBE contractors.

***End of Solicitation Information Sheet***