

MICHIGAN STATE
U N I V E R S I T Y

**Request for Qualifications
for Construction Management Services**

**Campbell Hall – Renovation of Building
CP22116**

Issue Date: February 17, 2023

Due Date: March 2, 2023

**Michigan State University
Tony Gibson - Project Manager**

**Planning, Design and Construction
Infrastructure Planning and Facilities
1147 Chestnut, Room 101
East Lansing, MI 48824-1215**

Background: Renovate Campbell Hall in alignment with SLE Strategic Plan, improve residence hall safety, and accessibility features, student program space, add Honors College program space and correct major building deficiencies. Renovations are to maintain the historical and architectural context of the building.

Project Description: Renovate Campbell Hall in alignment with SLE Strategic Plan, improve residence hall safety, and accessibility features, student program space, add Honors College program space and correct major building deficiencies. Renovations are to maintain the historical and architectural context of the building.

Required Scope:

- Upgrade Life Safety
 - Replace Fire Alarm System
 - Provide Automatic Fire Suppression System
 - Upgrade Standpipes
- Upgrade Bathrooms
 - Plumbing and related infrastructure
 - Proper capping of abandon supply, drain and plumbing vents
- Improve Building Accessibility
 - Entries
 - Elevator
 - Bathrooms
- Improve Building Systems
 - Minimize Utility Consumption/Maximize Mechanical and Electrical System Efficiencies
 - Repair Exterior and Roof as required
 - Chimney caps
 - Exterior foundation waterproofing
 - Exterior brick/mortar tuck pointing/repair
 - Steam/radiator coils are due for replacement
- Abatement of Hazardous Materials
- Replacement of Windows
- Replace student room floors
- Resurface stairwell floors
- Repaint Paint all interior surfaces
- Replace corridor carpeting
- Repair termite damaged areas
- Provide student program space upgrades, to include gathering and study spaces
- Provide office space, meeting space and program space for the Honors College in former dining room area. This space should also be air conditioned.
- Provide Gender Neutral Bathroom
- Student Room furniture
- Public Area Furniture
- Student room window treatment
- Interior Access Control

- Planned space for package handling
- Interior wood repairs/restoration
- Student room closet door repairs
- Live-in staff apartment updates
- Lighting fixtures updates/replacements
- Replace the student room steam traps (lifecycle)
- Replace hot water heater and install additional redundant unit (life cycle plus IPF recommendation)
- Kitchenette updates
- Dock leveler/upgrades

Out of Scope

- Exterior Grounds
- Extensive programmatic changes

The university is seeking a constructor management partner for the project. The estimated total project cost of this project is \$32 million.

MSU is seeking firms that excel in

1. Meeting challenging schedules in difficult site logistics
2. Providing reliable cost projections
3. Bring added value to the planning and design process, including alternatives that increase quality, cost, and reliability outcomes
4. Technical competence in construction, including managing subcontractors, meeting schedules, and completing projects with minimal rework
5. Innovation, including problem solving and offering solutions that allow MSU to advance knowledge and transform lives
6. Customer service
7. Stewardship - delivering facilities to campus at great value.
8. Working with diverse stakeholders from all areas of the University community

Form of Agreement

MSU intends to use a modified form of ConsensusDocs 500 and will provide a copy of the contract to firms selected to proceed to the RFP stage.

MSU reserves the right to require that any or all transactions and submissions be conducted and delivered electronically through Oracle Primavera Unifier (Unifier), a web-based project management software system. MSU will provide the necessary licenses for access into Unifier and the initial training necessary to use Unifier. Access to Oracle Primavera Unifier will be password restricted, and any proposal, acceptance, quote or other information

submitted through Unifier through the use of a party's password shall be deemed to be the submission of such party and any proposal, acceptance, quote or other information in the submission shall be binding on such party as if such proposal, acceptance, quote or other information was in a writing signed by such party. Owner shall not be required to verify the validity of any such submission or inquire as to the authority of the user gaining access to Unifier using a party's password.

MSU also reserves the right to require the project team to use PlanGrid for transactions, including design review, Submittals, and RFI's.

Selection Process:

Michigan State University will evaluate the qualification statements to identify constructors best qualified to succeed. These constructors will be invited to compete in a Request for Proposals (RFP) process, including a technical and cost proposal and, at the Owner's discretion, interview.

The University may elect to interview constructors or request additional information. Michigan State University reserves the right to reject any or all submittals either in whole or in part and to waive any irregularities. Michigan State University, in its sole opinion, will determine the constructors selected to participate in the RFP process.

Tentative Selection Schedule

RFQ Issued	February 17, 2023
RFQ Due	March 2, 2023
RFP Issued	March 6, 2023
RFP Due	March 17, 2023
Interviews	March 22 – March 23, 2023
Award	March 28, 2023
Design	March 2023 – December 2023
Bid/GMP	December 2023 – January 2023
BOT Authorization to Proceed	Tentative February 2024
Anticipated Construction Start	May 2024
Substantial Completion	August 2025

Qualifications Submission:

Constructors will submit Qualifications in an A3 format. Submit all **General** information on a single A3, with an additional A3 for **Key Personnel and Projects**. Required information is listed below.

MSU is using A3's for succinct decision making and project updates. The document allows faster input and feedback. Respondents have discretion to organize the information in the best manner to demonstrate their qualifications, provided it responds to all data requested.

Provide responses in PDF format no later than 3:00 pm on the RFQ Due date in the schedule above. Late proposals will not be considered. Facsimile replies will not be considered. Submit responses through MSU's Oracle Primavera Unifier Bid Manager. This system requires prior registration. Please submit registration at least 7 days before responses are due. For instructions on registration, see <https://ipf.msu.edu/construction/partners/prospective-partners>.

For instructions on using the system, see

<https://us.promapp.com/msu/Process/Minimode/Permalink/C4Zb3SMqeofsfwPjDw2g5U>.

For more information or questions on registration to bid, contact unifiersupport@msu.edu.

Michigan State University is not responsible for any expenses incurred in the preparation of any proposal or presentation, nor does Michigan State University assume any contractual obligation by issuing this RFQ.

General Information

Provide the following information in a single sided A3. Upload each A3 as a separate document.

Organization:

1. Firm name, address, and Federal Taxpayer Identification Number.
2. Identify type of organization for the firm/team, such as partnership, corporation (including type), etc. Include parent company if applicable.
3. Also identify if your firm/team is an MBE, WBE, or other DBE. Include detail.
4. Does your firm/team have an Affirmative Action Plan(s) approved by the Michigan Department of Civil Rights?
5. Year established.
6. Total bonding capacity, single project bonding limit, and amount of total bonding capacity that is encumbered at this time.
7. Contact for this RFQ, including email, address, and phone.
8. Include information on the distribution of projects by size in your firm.

People:

1. Number of permanent employees.
2. Number of employees permanently assigned to pre-construction and construction services.
3. Describe your organization's Commitment and demonstrated experience in supporting Diversity, Equity, and Inclusion in the community.
4. List number of staff in each of the following roles. Include number that are licensed, registered, or similarly noted.

Field Managers or Superintendents

Project Administrator or Managers

Estimator

Resource Personnel (safety, etc.)

Support or Administrative Persons

Principals or Officers

Other (specify)

Total

5. For the office or division identified above, list the net change in permanent employees over past 3 years.
6. For the office or division identified above, designate the technical level of all in-house personnel by category: licensed, registered, or similarly noted.
7. Certification by officer of firm:
I certify to the best of my knowledge that the information provided is complete and accurate.

Key Personnel and Projects

Provide the following information on a separate single sided A3. Upload each A3 as a separate document. Provide proposed team resumes as a separate document.

1. Provide the key personnel you propose for this project, including principal or project executive, project manager, superintendent, and preconstruction staff. Concise resumes (no more than one page per team member) may be attached in addition to A3 submittals; provide as a separate single file with applicable team members.
2. List representative projects, and the role of the Key Personnel.
3. Provide examples where your team has succeeded in delivering comparable projects. These projects should demonstrate your commitment to providing value and efficiency, working with existing operations, and schedule reliability. The projects should also reflect your team's ability to work in a collaborative manner. Include the role of the proposed Key Personnel, and include:
 - a. Construction cost
 - b. Schedule
 - c. Delivery Method
 - d. Owner representative during design and construction, including name, email, and current telephone number of the individual that is most familiar with the project and your team's role.

Alignment with MSU Values

On a separate single sided A3, describe how will your team support MSU's Diversity, Equity Inclusion Plan, a strategic initiative of the University? (<https://president.msu.edu/initiatives/dei-plan/index.html>) Provide examples of past successful implementations and challenges.

Additional Information

1. Include an electronic version of "Contractor Qualification Statement" (AIA Document A305 or ConsensusDocs 221). Do NOT include financial statements.