

**THRIVE ALABAMA
REQUEST FOR PROPOSAL (RFP)
CONSTRUCTION MANAGER as CONSTRUCTOR (CMc)
For
FACILITY CONSTRUCTION**

Background

Thrive Alabama is requesting proposals from qualified construction management/general contractor (“CM/GC”) firms to work with Thrive Alabama and the architectural firm Chapman Sisson Architects to construct an approximate 73,000 square foot community healthcare center. The center will be constructed on property located at the northwest corner of Washington Street and Oakwood Avenue, Huntsville, AL.

The project delivery method will be Construction Manager as Constructor (CMc) with a Guaranteed Maximum Price (GMP) established. Subcontracts are to be competitively bid by the construction manager in consultation, communication, review and approval as required by Thrive Alabama.

The selected CM/GC must have demonstrated experience partnering with architects through all pre-construction and construction phases to meet budget and construction time requirements for projects similar in size, cost and purpose as the herein project.

It is the intent of Thrive Alabama to make available this request for proposal (RFP) to any firm that meets the qualifications outlined in the minimum qualifications section of this RFP.

Services that have not been included in this RFP, and which are reasonably necessary and/or reasonably inferable from this RFP for the completion of all work, shall be considered a requirement although not directly specified or called for in the proposal.

Construction costs (estimated): **\$22,000,000.**

Process Information

For questions regarding this project, please contact Marc Seldon, Procurement, at 256.445.5849 or mseldon@thrivealabama.org. Communications received from others regarding this project are not binding to Thrive Alabama.

Proposals, including a fee proposal, project approach, references and statements of qualifications, must be received by October 22, 2019, 2 p.m. central time at Thrive Alabama, Attn: Marc Seldon, 806 Governors Dr. Suite 206, Huntsville, AL 35801.

Thrive Alabama intends to enter into an agreement with one CM/GC.

Thrive Alabama reserves the right to reject any or all proposals, or to waive any formality or technicality in any proposal.

PROPOSAL INFORMATION

1. PROJECT DESCRIPTION:

- A. The following are approximates and contingent on continuing design.
 - 1. We are currently approximately 70% of schematic design.
 - 2. Approximately 72,833 square feet facility.
 - 3. Three-floor facility.
 - 3. July 2020 - approximate construction start date
 - 4. September 2021- approximate project completion date
 - 5. Estimated cost - \$22,000,000

2. REQUESTED INFORMATION:

- A. Corporation Information
 - 1. History
 - 2. Ownership
 - 3. Organizational Chart
 - 4. Financial Information
 - a. Most recent audited financial statements
 - b. Bank reference/letter
 - c. Bonding company reference/letter with contact information and rating.

- B. Minimum Qualifications:
 - 1. Completion of at least five (5) similar projects exceeding \$10 million in construction costs during the past five (5) years utilizing the CMc delivery method
 - 2. Assigned project manager with experience managing at least three (3) similarly sized projects
 - 3. Three (3) references from clients or architects on projects meeting criteria
 - 4. Proven, documented experience adhering to project budgets and schedules
 - 5. Demonstrated construction-related experience with local governmental agencies, e.g. City Fire Marshall and Inspection
 - 6. Minimal litigation over the previous ten (10) years

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3. **PRECONSTRUCTION SERVICES and CONSTRUCTION SERVICES REQUIRED: (not all-inclusive)**

A. Preconstruction Services

1. Schedule development and updates
2. Conduct meetings, manage information, and review documents
3. Prepare budgets/estimates at Schematic Design, Design Development and 90% Construction Document phases.
4. Review equipment and coordinate Owner furnished equipment
5. Prepare cash flow analysis
6. Solicit subcontractors and vendors and prequalify
7. Construction staging and site management plan
8. Provide cost management suggestions
9. Review plans for constructability
10. Prepare bid packages scope/define work categories

B. Construction Services

1. The CM will furnish and install all work as required in the contract documents.
2. The contract basis will be the appropriate AIA document with a Guaranteed Maximum Price (GMP).
3. This phase of the work may be bid in packages as/if necessary.

4. **FLCC and GMP**

- A. Fixed Limit of Construction Cost (FLCC): The Fixed Limit of Construction Cost is the project's construction budget. The Owner, Architect and CM/GC agree to work together to keep the cost of construction within the FLCC.
- B. Guaranteed Maximum Price (GMP): The GMP is the final price the CM/GC agrees to accept in full performance of the agreement and is based on the final contract drawings and specifications. The GMP shall include all fees and percentages required. A GMP will be required for each separate project phase or bid package, with the sum of all GMP's being the final GMP.
- C. Allowances, Contingency Funds and Savings: All unused allowances, funds and savings between the GMP and final Cost of Work plus Fee shall be retained by Thrive Alabama.

5. **SELF-PERFORMED WORK**

The CM/GC will be allowed to self-perform work, work that must be billed at actual cost incurred plus the self-performed work markup. Actual costs for self-performed work will be subject to audit. Billing rates are not allowable. Self-performed work must be bid against a minimum of two (2) additional bidders. The CM/GC must identify in their proposal work they would like to self-perform. The CM/GC's bid will be evaluated by the Owner and Architect and must be determined to be the best value of all bids received. The cost of any work self-performed will be part of the established GMP.

6. **FEES and MARKUPS**

CM/GC's shall furnish the following fees and markups as part of their proposal. Other fees applicable fees and markups must be provided.

- A. Pre-Construction Fee. Include all costs by category for this phase.
- B. Construction Management Fee. Includes overhead, profit, home office personnel that will be managing the project during bidding, construction and closeout, including the warranty period. General Conditions are included. Include the cost of insurance

- premiums, and performance and payment bonds based on the FLCC.
- C. Construction Supervision Costs. On-site management team costs from notice to proceed to final completion. Includes project manager/superintendent, engineer, safety officer and other on-site personnel. All services and personnel not included here are considered included in the construction management fee. This cost neither includes receptionists, accountants, expeditors, and other off-site personnel nor general conditions or personnel performing construction activities.
- D. Change Order Markup. Fixed percentage markup the CM/GC may apply to a change order for scope increase.
- E. Self-Performed Work Markup. Fixed percentage markup that will be applied to the cost of the CM/GC's actual labor plus burden cost, material costs, and equipment costs for self-performed work.

7. **LICENSURE**

The selected CM/GC will comply with and require all its subcontractors to comply with the license laws as required by the State of Alabama.

8. **PROPOSAL WITHDRAWAL**

Proposals may be withdrawn with written request until the notice of selection is issued.

9. **CONTRACT EXECUTION**

The selected CM/GC will must execute contractual documents upon selection and after discussion with the Owner. AIA® Document A133™-2009 will be utilized for the agreement between the Owner and CM/GC and modified as deemed appropriate by the Owner. AIA® Document A201™-2017 will govern the general conditions of the project and modified as deemed appropriate by the Owner. Other documents will be executed as required.

10. **SELECTION CRITERIA**

Thrive Alabama will evaluate and score each CM/GC's proposal based on the requested proposal format by applying the scoring weight to the raw score assigned each format section. Each section can receive a maximum of 5 points before application of the weight factor.

Thrive Alabama reserves the right to reject any proposal that in its judgment does not meet expected professional standards in any proposal category regardless of the overall score attained. Thrive Alabama may interview high scoring firms and select a firm based on the results of the interview presentation and discussion. The presentation method is at the discretion of the presenter. The decision of Thrive Alabama is final in all selection respects.

11. **SMALL, MINORITY and WOMEN'S BUSINESS ENTERPRISES**

The selected CM/GC will take necessary steps to assure that small, minority and women's business enterprises are used when possible. Such enterprises will be included on solicitation lists whenever they are potential sources. Various area Chambers of Commerce and other sources will be utilized as appropriate.

12. **CONTACT INFORMATION AND COPIES**

- A. Any questions regarding this project should be directed to:
 - Name: Marc Seldon
 - Title: Procurement
 - email: mseldon@thrivealabama.org

- B. The proposal should be submitted to:
Name: Thrive Alabama
Attn: Marc Seldon
Address: 806 Governors Drive, Suite 206
Huntsville, AL 35801
mseldon@thrivealabama.org

4 printed copies and 1 electronic copy by October 22, 2019, 2 p.m. central time.

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**PROPOSAL FORMAT
(WITH SCORING WEIGHT)**

I. Management Team and Corporate History (4)

- A. Furnish information on the proposed project management team with related experience, an organizational chart, resumes and the office from which the project will be managed (**Include information at Page 2, Item 2.A**).

II. Management Approach (6)

- A. Provide construction management as constructor experience in the Huntsville area with healthcare examples.
- B. Address the firm's approach to the "partnering" concept.
- C. Furnish a proposed project schedule.
- D. Explain the firm's approach and goals during Preconstruction and Construction including project schedule adherence.
- E. Address the firm's approach to self-performed work and what scopes you would consider self-performing. Include local resources available to self-perform any work.
- F. Address the firm's approach to fast track schedules with examples of local projects that were fast-tracked.
- G. Provide information on Alabama projects completed or ongoing in which the owner was a tax exempt entity and followed a tax exempt process for purchase of materials and supplies.

III. References (6)

- A. Provide three references of completed projects that meet the minimum qualifications (**Include information at Page 2, Item 2.B.**) with the following information: Project name, Contact name and phone number, Actual completion date, Expected completion date, Budgeted cost, Actual completed cost, Type project (Recreation Center, etc.), Square feet of project.

IV. Litigation/Employee Support (2)

- A. List and explain any construction-related litigation the firm has been involved in for the past five years.
- B. Describe the firm's safety, drug and alcohol program.

V. Other Financial Information (1)

- A. Describe firm's approach to contract change orders.
- B. Provide the Workman's Compensation modification rate.
- C. Provide the firm's Payment and Performance Bond rate/percentage.

VI. Fee (2)

- A. Furnish the proposed Fee for this project including any assumptions. Fee should be defined by service or cost area on a percentage or lump sum basis as applicable, i.e. Preconstruction Fee, Construction Management, and other areas with a detailed breakdown of all fees.

Mary Elizabeth Marr, Chief Executive Officer
October 1, 2019