

REQUEST FOR QUALIFICATIONS:
Construction Manager / General Contractor Services

Center of Excellence:
Future Home of Missouri's Primary Care Association & Behavioral Health Council

August 4, 2023

1. Company Overview

Both the Missouri Primary Care Association (MPCA) and the Behavioral Health Council (MBHC) are non-profits focused on equitably serving all Missourians. MPCA's mission is to be Missouri's leader in shaping policies and programs that improve access to high-quality, community-based, and affordable primary health services. MBHC is committed to leading big picture conversations about whole person wellness, including psychiatric and substance abuse treatment services, supporting their members with public policy advocacy and training. Both organizations are experiencing exponential growth and are committed to providing their members and employees with a work and training environment that is best-in-class. MPCA and MBHC Leadership acknowledge the synergies with one another and are planning a Center of Excellence facility to house their individual organizations as well as a shared meeting facility.

2. Project Description

MPCA / MBHC is planning for a new 3-story facility in Jefferson City of approximately 50,000 square feet to house office and conferencing space. The project is to be located at 602 Bolivar St. Jefferson City, MO 65101. See attached Exhibit A for concept floor plans. These are preliminary only and subject to change. See attached Exhibit B for preliminary project schedule.

The project is funded through a combination of private and public funding, with a target project budget of \$23M.

MPCA / MBHC has retained Arcturis as the lead design consultant to manage and coordinate a team of subconsultants to provide design services through construction completion.

3. Construction Manager / General Contractor Services Sought

MPCA / MBHC will be selecting a Construction Manager / General Contractor ('CMGC') to proceed as part of the project team. The CMGC is being selected to provide the team with expertise and consulting that will assist in cost estimation, project sequencing and to ensure that procedures are implemented to manage the construction cost, schedule and phasing requirements – particularly considering the current market volatility with regards to supply chain disruption and cost inflation. MPCA / MBHC seeks a CMGC that can best provide the services needed to achieve these goals. The services requested of the CMGC shall be provided in two parts:

A. Preconstruction Services to include the following:

- a. Participation in design meetings and project team coordination activities during Schematic Design, Design Development and Contract Documents (assume monthly meetings for an overall duration of 6 months)
- b. Construction cost estimates shall include a Schematic Design cost estimate (post-CMGC award) as well as an updated estimate at one other mutually agreeable design milestone.
- c. Consultation on project delivery strategies to identify best-value solutions with regards to cost, constructability, material availability / supply chain disruption(s), and schedule.
- d. Work in conjunction with the Design Team to develop General / Special Requirements for the Bidding Phase(s).
- e. Recommendations regarding sensible drawing bid packages construction phasing, logistics and sequencing.
- f. Development of Master Project Schedule in coordination with Design Team as well as management of overall project schedule.
- g. Site, material and equipment logistics planning

- B. Construction Management Services: Management of construction contract bidding and completion of the construction work.
- a. It is expected that all subcontracted work will be competitively bid by the CMGC. Construction activities that the CMGC wishes to self-perform must be mutually agreed to with MPCA / MBHC and be competitively bid against qualified subcontractors. MPCA / MBHC reserves the right to add / delete subcontractors of their choosing to bid on major subcontracts.
 - b. Establish a GMP for the project scope prior to construction activities beginning.
 - c. For the duration of construction, the CM shall provide and maintain a temporary field office. The CM shall keep in its field office, at all times, a complete set of Record Documents, Shop Drawings, and Submittals, Revisions, Bulletins, Architect's Supplemental Instructions, Change Directives and so forth. Electronic documentation is acceptable.

4. Proposal Process

A. General

- a. Evaluation – Proposals will be evaluated by MPCA & MBHC and their designated advisors. The evaluation will be in accordance with *Section 6 Evaluation Criteria*.
- b. Obligation to Award – The issuance of this RFQ, and the receipt and evaluation of proposals does not obligate MPCA / MBHC to award a contract. MPCA / MBHC will not pay any costs incurred in responding to this RFQ. MPCA / MBHC may cancel this procurement without liability at any time prior to execution of a contract.
- c. Commencement of Work – Work may commence after a contract has been fully executed with MPCA / MBHC. The final contract shall be an AIA agreement between Owner and Contractor.
- d. Questions – All questions pertaining to this RFQ should be directed via email to mridgeway@arcturis.com. Questions shall not be answered via phone.
- e. Changes to RFQ – MPCA / MBHC reserves the right to make changes to the RFQ. Changes will be made via written addendum only which will be issued to all bidders.
- f. Amend or Withdraw Proposal – A bidder may amend or withdraw its proposal by written notice at any time prior to the time and date established for submission of qualifications.

B. Submission of Qualifications

- a. Requirements – electronic file to be emailed to mridgeway@arcturis.com per the deadline identified below. The electronic file shall be a single pdf file with a maximum size of 10MB.
- b. Email mridgeway@arcturis.com with your intent to bid by 5pm on August 15, 2023. No form required.

C. RFQ Schedule

- August 4, 2023 – RFQ Issued
- August 15, 2023 – Intent to Bid notification due
- August 23, 2022 – All pre-bid questions due
- August 31, 2023 – RFQ Submissions due by 5pm CST
- Early to mid September – Interviews

All dates above are subject to change. Proposals will be offers that are irrevocable for a period of sixty (60) days after the time and date proposals are due. Proposals will contain the name, address and telephone number of an individual(s) with authority to bind the company during the period in which the proposal will be evaluated.

5. Proposal Content

A. Required Submissions

- a. Company Overview – Please provide a brief overview of the company

- b. Management Plan: Preconstruction Phase – *Briefly* describe how your team proposes to interface with the Design Team, the process for preparation of Cost Estimation, critical issues / milestones, and confirmation of the Scope of Services to be provided (Refer to Section 1)
- c. Management Plan: Construction Phase – *Briefly* describe your team's approach to this phase of the project including a detailed list of all services that you will provide during Construction. Please highlight the unique attributes of your team as it pertains to effectively delivering successful projects.
- d. Personnel & Team Organizational Chart – Provide the qualifications and experience of the following project team members: Project Executive, Preconstruction Manager, Project Manager, Site Superintendent.
- e. Relevant Project Experience – Describe your experience with similar projects.
- f. MBE / WBE / DBE participation shall be required of subcontractors and the CMGC shall provide a statement of how participation may be achieved and maximized. Minimum targets to be 5% WBE / 25% MBE.
- g. Lump Sum Fee for Preconstruction Services for the period of the design phase as shown on Exhibit B.
- h. Lump Sum General Conditions fee during Construction Phase Services with an approximation of construction duration for a project of this scale.
- i. Percentage of Overhead & Profit mark-up for Construction Phase Services.
- j. Percentage of Change Order mark-up during Construction Phase.

6. Evaluation Criteria

A. General

Proposers in the selection process for CMGC services will be evaluated and rated based on a written proposal (and interview if required) that addresses project-specific issues

B. Interviews

Selected proposers may be invited to participate in the interview stage of the evaluation process. Bidders should be prepared to respond to questions related specifically to their proposals and other pertinent matters with respect to the RFQ.

C. Evaluation Criteria

- a. Relevant Work Experience
- b. Key personnel qualifications and experience, and organization of personnel
- c. Fee proposals

Enclosures:

Exhibit A – Conceptual Floor Plans

Exhibit B – Preliminary Project Schedule

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MPCA / MBHC Center for Excellence
BID PROPOSAL FORM

The bidder submits the following statement of qualifications for consideration on the MPCA / MBHC Healthcare Capital Improvements projects.

Legal Name of Bidder:

Nature of legal form (if incorporated, give the state of Incorporation and have your corporate seal affixed):

Street Address:

I certify that I am an agent of _____ and that I am authorized by it to execute the foregoing offer on its behalf. I am a principal person of the foregoing with management responsibility for the subject matter and as such I am personally knowledgeable of all its pertinent matters. The foregoing statement of facts in the foregoing bid is true and sufficiently complete so as not to be misleading.

Signature

Printed Name/ Title

Date

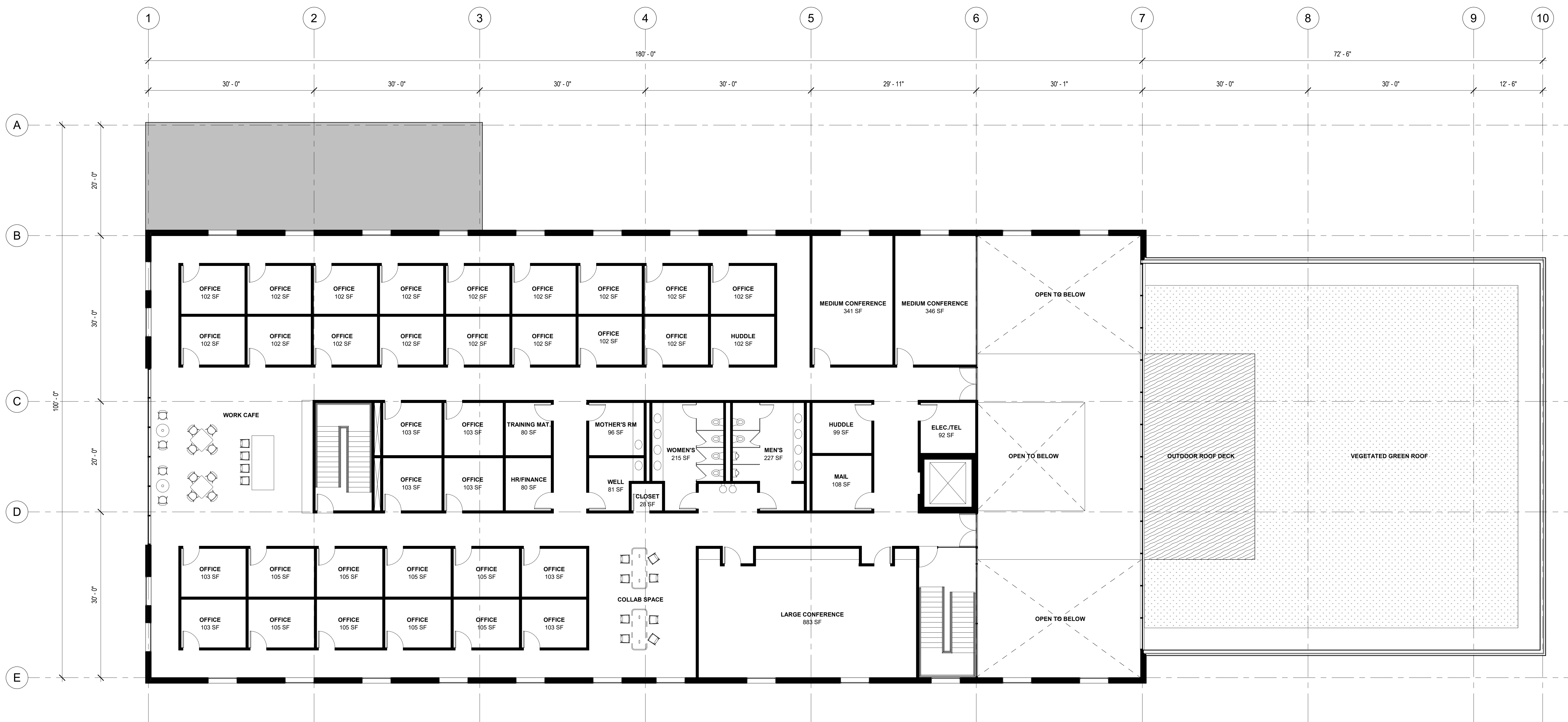
Exhibit A: Conceptual Floor Plans



ROY BLUNT CENTER OF HEALTH CARE
INTEGRATION & INNOVATION



1 FLOOR PLAN - FIRST FLOOR
A-512 NOT TO SCALE



1 FLOOR PLAN - SECOND FLOOR - MBHC
A-513 / NOT TO SCALE



1 FLOOR PLAN - THIRD FLOOR - MPCA
A-514 NOT TO SCALE

Exhibit B: Preliminary Project Schedule

Task Name	Duration	Start	Finish
+ Pre-Design	34d	08/01/23	09/15/23
+ Schematic Design	45d	07/31/23	09/29/23
+ Design Development	60d	10/02/23	12/22/23
+ Contract Documents	54d	01/02/24	03/15/24
Bidding	25d	03/18/24	04/19/24
Permitting	25d	03/18/24	04/19/24
Construction - duration to be verified by GC	283d	05/01/24	05/30/25
Move-In (Furniture, AV install, etc)	20d	06/02/25	06/27/25
Schedule Contingency	15d	06/30/25	07/18/25
Occupancy	5d	07/21/25	07/25/25