

# REQUEST FOR QUALIFICATIONS

## Master Construction Agreement Project Number **TBD** Various Locations-Master Construction Agreement

For the Curators of the University of Missouri  
University of Missouri – St. Louis  
Campus Facilities  
Planning, Design and Construction  
St. Louis, MO 63121

**02/13/2026**

## **REQUEST FOR QUALIFICATIONS – Master Construction Agreement**

Project No. **TBD**

The University of Missouri-St. Louis is requesting qualifications from firms to provide general contractor services under a Master Construction Agreement utilizing a two-step selection process. Step one will consist of the submittal of Contractor qualifications in the format defined herein. The Owner's team will review the qualification submittals and select firms to proceed into the step-two bidding phase. Qualifications will be received digitally by the Curators of the University of Missouri, Owner, until 1:30 pm, C.T., March 2, 2026 care of Blake Sutter [pbsy9f@umsl.edu](mailto:pbsy9f@umsl.edu). The names of the responding firms will be available upon request. No other information will be shared publicly until the step-one evaluation is complete and the shortlist is established.

For individual Work Authorizations completed under this Master Agreement anticipated to be less than \$500,000, the goal will be a 10% combined supplier diversity goal for MBE and WBE; and a 3% goal for SDVE. For Work Authorizations anticipated to exceed \$500,000 the goals shall be 10% MBE, 3% SDVE and 10% WBE, Veteran and, DBE combined. For a detailed description of the process go to Supplemental Information for Proposers in the project manual of CP201601 Master Construction Agreement.

Each Work Authorization completed under this Contract will have a goal of 10% (Ten Percent) subcontracting with Minority Business Enterprise (MBE), a 10% (Ten Percent) goal subcontracting with Women Business Enterprise (WBE), and a 3% (Three Percent) goal subcontracting with Service Disabled Veteran Owned Business (SDVE). For a detailed description of the process go to Supplemental Information for Proposers in the project manual of CP260601 Master Construction Agreement.

This RFQ includes three parts:

**General Project Information**

**Qualifications Information**

**Qualifications Submittal Format**

## **General Project Information**

**General:** The University of Missouri – St. Louis- is seeking a General Contractor to perform traditional general contracting services, management and supervision on multiple projects based on a percentage mark-up more fully described in the step two documents. The selection of the General Contractor will be a two-step process comprised of a Request for Qualifications, a shortlist of General Contractors followed by bidding. The Contract duration will initially be one year with the option of annual renewals not to exceed a total of five years. Development of plans and specifications and other documents required to define the Work will be by others. All projects shall be performed under a single, master construction agreement (contract) between the Owner and the Contractor. Work authorizations executed by both parties will serve as the formal agreement on a project by project basis. Use of this Master Construction Agreement is solely at the discretion of the Owner and there is no guarantee of a minimum volume of work. No individual project will be less than \$75,000. No individual project will exceed \$3,000,000. There is no aggregate limit over the maximum five-year term. The Owner makes no representation of the anticipated number of projects to be completed under this term contract, dollar value of individual projects or the total dollar value. Multiple projects may be ongoing simultaneously. Preconstruction services may be required on a project by project basis. Supplier diversity requirements apply to all work accomplished under this agreement.

The Contract will be awarded based on the lowest aggregate total of bid items included on the Bid Form and more fully described in the in the Special Conditions - Master Construction Agreement. It is the Owner's intent to award this Contract no later than March 10, 2026 however, this is not a guaranteed date and the award date is at the Owner's discretion up to the time frame for acceptance of bids noted on the bid form.

The underlying principal of this Master Construction Agreement and the percentage markups is that the markups applied to the Cost of Work compensates the Contractor in whole for all services that are necessary to complete each work authorization with the exception of preconstruction services, onsite superintendent, site services and exceptions, all as defined in the step two documents. These percentage mark-ups shall cover all the Contractor's services for completing individual work authorizations issued under this Contract including but not limited to sub-bid packaging and solicitation, award and management of subcontracts, home office expenses, jobsite office expenses, legal and accounting expenses, compliance with building permits, project management, compliance with the Information for Bidders, compliance with supplier diversity requirements, Request for Qualifications response, General and Special Conditions, overhead and profit, bonds and insurance and all other services traditionally considered the responsibility of a General Contractor completing a design-bid-build contract. Preconstruction services, when required, will be negotiated on a project by project basis.

The general contractor shall be required to ensure a minimum of three bids are received for each bid package. Supplier diversity requirements apply to all projects completed under this agreement and are itemized in the Special Conditions. Certain work scopes will be managed on a time and material basis utilizing allowances established by the Owner and Contractor and carried in the Guaranteed Maximum Price prepared by the Contractor.

## **Qualifications Information**

The information provided in response to this RFQ shall be limited to the specific office that is proposed for the management of this Contract. In submitting your response to this Request for Qualifications you agree to provide your latest audited financial statements if requested. The selection process will be based on a 1200-point system as enumerated below.

### **Tab One: Experience (400 points)**

Provide a list of higher education projects completed over the last three years including project description, location, contract amount and schedule. Previous work at the University of Missouri will be considered.

Provide a list of healthcare projects completed over the last three years including project description, location, contract amount and schedule.

Describe the work scopes you typically self-perform and intend to provide bids for under this Contract.

Provide the number of staff you employ in their individual classification, e.g. office/administrative, project management/estimating, superintendent, trades, other (describe).

Provide your EMR and incidence rate for the last three years by year.

Provide the annual volume of work completed by your firm for the last five years.

Please share your sustainability policy. List sustainability projects completed in the last three years.

State your waste minimization plan for diverting waste from landfills.

### **Tab Two: Staffing (400 points)**

Provide a summary of staff proposed for this project. Include a description of each individual's duties and responsibilities. At a minimum include project managers and superintendents. A minimum of five years of experience is required to fulfil these roles.

Provide resumes, qualifications and a summary of experience for the staff proposed. Include specialized health care certifications.

Describe how your staffing will fluctuate and adjust to increasing and decreasing demands based on the number and dollar value of the work authorizations issued under this Contract. (ramping up and down for multiple projects)

Describe how you will evaluate the need and level of involvement for an onsite superintendent.

### **Tab Three: Process (400 points)**

Describe how you will evaluate and recommend for Owner approval the required schedule duration for individual work authorizations.

Describe how you will provide bidding opportunities for multiple subcontractors in the bid process, regardless of union or merit shop status. (how you will spread the work around)

Describe how you will evaluate bids received from subcontractors.

Describe how you will perform design phase services of individual work authorizations described as non-compensable in the Special Conditions – Master Construction Agreement.

Describe how your project manager will assume onsite responsibility in the absence of an onsite superintendent as described in the Special Conditions - Master Construction Agreement.

**Tab Four: Process (300 points)**

Describe how you will perform design phase pre-construction estimating services of individual work authorizations for projects opting for this additional pre-construction service.

Describe how you will perform design phase pre-construction scheduling services of individual work authorizations for projects opting for this additional pre-construction service.

Provide the number of staff you employ in their individual classification, e.g. for estimating and scheduling.

**Qualifications Submittal Format**

The Contractor's response to this Request for Qualifications shall consist of a maximum of ten one-sided 8 ½ x 11 pages, not including personnel resumes/qualifications, clearly delineated into the tabs and order specified. The response shall be delivered digitally by the stated closing time for receipt of qualifications included in the advertisement.