

REQUEST FOR QUALIFICATIONS FOR:

CONSTRUCTION MANAGER AT RISK

CP253091

**GENERAL SITE-ENERGY INNOVATION CENTER NEW
BUILDING**

AT:

**UNIVERSITY OF MISSOURI - COLUMBIA
COLUMBIA, MISSOURI**

FOR:

**THE CURATORS OF THE
UNIVERSITY OF MISSOURI**

PREPARED BY:



**PLANNING
DESIGN &
CONSTRUCTION**

**CAMPUS FACILITIES
UNIVERSITY OF MISSOURI**

7/15/2025

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Planning Design and Construction
900 E. Stadium
Columbia, MO 65211
Telephone: (573) 882-6800

ADVERTISEMENT FOR:

Qualifications for Construction Manager at Risk Services

Project Number: General Site-Energy Innovation Center New Building
CP253091
UNIVERSITY OF MISSOURI
COLUMBIA, MISSOURI

Qualifications will be received digitally by the Curators of the University of Missouri, Owner, until 1:30pm C.T., July 24, 2025, care of Jessie Crocker at crockerjl@missouri.edu at and a copy to Kim Durlam at durlamk@missouri.edu. The names of the responding firms will be available upon request. No other information will be shared publicly until the selection process is complete.

Request for Qualifications (RFQ) information may be obtained at <http://operations-webapps.missouri.edu/pdc/adsite/ad.html> under "Construction Manager at Risk.

Draft proposal documents may be viewed online at the same website.
<http://operations-webapps.missouri.edu/pdc/adsite/ad.html>

Individuals with special needs addressed by the Americans with Disabilities Act may contact (573) 882-6800.

Advertisement Date: 7/15/2025

REQUEST FOR QUALIFICATIONS – Construction Manager at Risk with Guaranteed Maximum Price (GMP)

Advertisement Date: 7/15/2025

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This project shall have a Supplier Diversity Participation goal of 10% MBE and 10% WBE and 3% SDVE of the GMP. The Construction Manager at Risk is strongly encouraged to include minority and women owned firms. CMRs are also strongly encouraged to include Missouri-based firms on the team.

General Project Information

The new Energy Innovation Center (EIC) is envisioned as a state-of-the-art interdisciplinary research laboratory building to support energy research innovation for the College of Engineering, the College of Arts & Science and the College of Agriculture, Food & Natural Resources, designed to attract and retain top talent and resilient government funding including securing designation as a US DOE Regional Center of Excellence.

The EIC will be sited north of Lafferre Hall on South Sixth Street and is planned to provide approximately 116,000 GSF on four floors plus a mechanical penthouse with the top two floors constructed as shell space. The building will house approximately 39 principal investigator teams at full build-out working in the areas of materials and energy science including energy storage technologies, renewable energy and biofuels, nuclear energy, and grid security and resilience. The building program includes a variety of flexible engineering research laboratories and lab support spaces, shared research support space, research infrastructure spaces, office space for faculty, staff, graduate students and research administration, collaborative space including team meeting and conference rooms, community space including a central atrium, café, kitchenettes and informal seating areas and general building support.

The EIC will incorporate best practices in sustainable design on the MU Columbia campus exemplifying its research mission – to advance the frontier of energy science and policy toward creating a more sustainable, secure, and prosperous world – through high performance strategies that reduce energy, water, and embodied carbon and promote occupant wellness. Key project goals include a sustainability focus on optimizing energy use, reducing embodied and operational carbon, and investigating design strategies that would move toward a net-zero facility. The project will pursue LEED Gold certification.

The proposed aggressive project schedule represents the budget strategy requiring coordination with other known University and City of Columbia projects as well as MU's academic calendar.

Starting early in the pre-design phase, the CMR will work with the design team to strategize needs for early procurement, and early construction release packages.

Preconstruction Services (include but are not limited to)

The CMR will provide preconstruction services including advisory professional management services to the university and the architectural and engineering design team throughout the design phases and prior to construction including but not limited to critical path scheduling, detailed cost estimating, constructability reviews, value engineering /best value recommendations, constructability reviews and recommendations for early bid packages and long-lead early equipment procurement.

Pre-Design Phase Services

The CMR will participate in a scheduled predesign workshop #3 on September 3, 2025, and subsequent pre-design workshops as may be needed to develop a confirm scope budget and schedule recommendations included in the pre-design report anticipated to be complete mid to late September. Meetings and workshops will include the Design Team and the Owner's Steering Committee. Refer to the preliminary project schedule in Exhibit B of the attached draft RFP for an overview of ongoing pre-design activities. The CMR will prepare a detailed comparative construction cost estimate of the conceptual site and building design to confirm preliminary construction cost estimates prepared by the design team. The CMR will participate in evaluating alternative concept design strategies for best value and fit. The CMR will assist the university and design team in confirming alignment of proposed project scope, construction budget and schedule to support the predesign recommendations report establishing a preliminary basis of design for commencement of Schematic Design.

Design Phase Services

The CMR will continue to provide design services as outlined above in the Schematic Design, Design Development and Construction Document Phases. The CMR will prepare detailed construction cost estimate updates at major design phase milestones and as needed, these can be preliminarily anticipated for SD, DD, 50% CD and other milestones as may be recommended and agreed to. The design team will prepare an independent comparative estimate at each of the major design phase milestones. The CMR will collaborate with the university and the design team to confirm project scope/budget alignment and detailed project requirements in preparation for submitting a guaranteed maximum price (GMP) for the university's consideration based on a predetermined set of milestone drawings, specifications and other documents that may be agreed to.

Building Description

The 116,000 GSF building is proposed to be a 4 story steel or concrete structure; utilization of a hybrid mass timber structure may be considered for non-lab areas of the building. A preliminary geotechnical report indicates the building may be founded on deep foundation systems. The building will have an enclosed mechanical equipment penthouse. The building's exterior envelope may consist of a combination of masonry cavity wall, insulated metal panel assemblies, and high-performance glazing systems.

Site Design

The project site is located due north of Lafferre Hall and is the former site of Parker Hall, Noyes Hall, and Old Student Health Building, three buildings in poor condition that were recently demolished.

Site Utilities Infrastructure

Utilities for the building will include chilled water supply and return, new steam or hot water lines, electrical service, telecommunications service, and domestic and fire protection water service fed from services in 6th street. New sanitary sewer service and new storm sewers will be constructed along with underground stormwater detention. Development of the site may include the relocation of some existing active utilities.

Building MEP Systems Overview

Sustainable laboratory design will be an important criterion for the design of all building systems supporting this multidisciplinary wet and dry lab facility and will be a primary consideration for alternative MEP systems cost/benefit analysis and design.

Sustainable Design

The project will seek LEED Gold Certification. The design for this laboratory-intensive research building will seek to integrate high performance energy conserving building system design strategies while being consistent with budget constraints, appropriate life cycle cost analysis and other project priorities. Designing for environmental and human wellness using innovative design strategies exemplifies the projects research mission of advancing new energy and data solutions to improve the lives and environment of all Missourians and beyond.

Estimated GMP: \$72,500,000. Substantial completion is scheduled for April 15, 2028.

Description of Selection Process

The construction manager at risk will be selected using a two-step process.

Step One - Request for Qualifications (RFQ) shall consist of the review and ranking of each respective firm's qualifications and responses to the university's selection criteria as stated herein. This is a competitive process with points awarded for each category of the selection criteria. The university will utilize a review panel to evaluate the offerings and establish a preliminary ranking of the firms. Five or fewer firms with the highest preliminary ranking based on the firm's responses to the selection criteria will be interviewed by the owner's panel. At a minimum, the proposed project director/executive, senior project manager(s), scheduling manager(s), assisting project manager(s) and superintendent(s) shall attend the interview. The interview will include introductions with each proposed staff member summarizing their responsibilities and experience, followed by a question-and-answer session conducted by the Owner. The questions will not be provided prior to the interview. The respondent will be allowed fifteen minutes to present information supporting their response to this RFQ, followed by a question-and-answer session for the balance of the interview.

Step Two - Request for Proposals (RFP): Following the establishment and ranking of the short-listed firms, the RFP documents will be issued to the short-listed firms. The short-listed firms shall submit their cost proposal in a sealed envelope, including their construction phase fee, lump sum cost for fulfilling the general conditions, cost of insurance and cost of performance and payment bonds, all in accordance with the step two provisions. The Preconstruction Services scope and fee will be negotiated following receipt of proposals, but prior to contract award. Upon the successful conclusion of the negotiation, the Preconstruction Services scope shall be included as provision D.2. and the Preconstruction Fee shall be included in provision D.5., both within the Agreement Between Owner and Construction Manager as Constructor.

In addition to the information provided herein, a matrix detailing services to be included in each category will be issued in the RFP documents. All information submitted in Step One with respect to project specific organizational structure, staffing, and other selection criteria, in addition to the Step Two documents, shall establish the basis for Step Two pricing. Following contract award, the successful firm shall be required to provide, at a minimum, all staffing and services detailed in the firm's responses to selection criteria in step one and as otherwise required by the contract documents.

The final selection of the construction manager at risk will be based on a 25,000 - point system. Fifty percent (50%) (12,500 points) will be awarded as established by the review panel based on qualifications, responses to the university's selection criteria, references, the Owner's prior experience with the respondent, and the interviews, all under a competitive process. Three hundred seventy-five (375) bonus points will be awarded to an SDVE proposer. The 375 bonus points will be added to the SDVE's qualifications score as established by the Owner's review panel. The 375 bonus points are available only to an SDVE firm submitting a proposal directly to the Owner.

The remaining fifty percent (50%) (12,500 points) will be awarded based on the sum total of, the construction phase fee, the lump sum for fulfilling the general conditions, the cost of insurance and performance and payment bonds. For evaluation purposes, the construction phase percentage fee will be multiplied by the anticipated construction budget to establish the overhead and profit component of the price. The lowest total price submission will receive 12,500 points. Ascending price submission totals from other firms will be awarded price points on a pro rata basis.

The firm with the highest point total (qualifications/selection criteria + price points) will be deemed to provide the best value and will be the apparent successful firm. The university will then engage in negotiations with the apparent successful firm to establish final contract terms, including Preconstruction Services scope and not-to-exceed fee. If the university is unable to negotiate a satisfactory contract with the apparent successful firm, negotiations will cease, and the university will negotiate with the next highest ranked firm and so on until an acceptable contract is reached or negotiations end. The university will make the determination as to when negotiations are at a stalemate and are no longer productive.

CMR SELECTION SCHEDULE

The following schedule is subject to change but represents the University's intent.

July 15th, 2025...RFQ CMR Advertisement

July 24th, 2025...Receive Qualifications

July 30th, 2025...Owner panel's review of qualifications, initial scoring, and notification to interview

August 7th/8th, 2025...Interview firms

August 8th, 2025...Notice to shortlist firms – issue Step Two RFP documents

August 12th, 2025...Pre-Proposal Meeting with short listed firms

August 19th, 2025...Receipt of Proposals

TBD...Contract terms and preconstruction scope and cost negotiation meeting with apparent successful firm

September 1st, 2025...Anticipated Agreement Award

RFQ SELECTION CRITERIA

Mandatory requirements for inclusion on the shortlist are as follows:

- A proven track record of successfully delivering project(s) for research laboratory facilities similar in value, scope, and complexity by both the firm and the proposed preconstruction manager, lead project manager and superintendent.
- Experience modification rate of less than 1.0.
- No work-related fatalities in the last three years.
- Adequate financial stability as determined by the Owner
- Licensed to conduct business in the State of Missouri
- A score of 10,625 points (85% of the available 12,500 points)

The above stated criteria shall apply to the firm's office that will be actively managing this project. Firms not meeting these mandatory requirements will not be short listed.

The owner reserves the right to seek clarifications.

Description of the Qualification Process

Qualifications of respondents to this RFQ will be evaluated based upon the financial responsibility, safety record, ability to adhere to schedules, experience of the firm and the firm's proposed project team has had with projects of similar size, construction type, pre-construction services, schedule and complexity, and the Owner's experience with the firm on prior projects regardless of delivery type, and other information included in the qualification packet. The Owner will assign an evaluation team comprised of representatives from the design team and the Owner's staff to evaluate and score the respondent's qualifications material. A point total of 12,500 points has been assigned to the qualification criteria enclosed herein.

The weighting of the points for the qualifications packet will be as follows:

TAB 1 - 2500 points
TAB 2 - 3000 points
TAB 3 - 3000 points
TAB 4 - 2000 points
TAB 5 - 2000 points

QUALIFICATION PACKET: Each respondent shall submit one electronic copy of the Qualifications to Pam Eugster (eugsterpj@missouri.edu) and copy Kim Durlam (durlamk@missouri.edu). Qualifications shall be a maximum of ten one-sided 8 ½ x 11 pages, not including the title page, organizational chart and bar chart, personnel resumes/qualifications, project lists, examples of preconstruction reports, table of contents for the safety and quality assurance manuals, and financial statements.

TAB 1 – ORGANIZATIONAL QUESTIONS (2500 points)

1. Furnish a brief history of when and how your company was founded, how it evolved and a list of the company's primary officers and their duties.
2. Provide your firms EMR, TRIR and DART for each of the last three (3) years.
3. Provide total annual volume of construction work completed for each of the past five years.
4. Provide projected volume for the upcoming year. Provide a project listing and contract amounts.
5. Provide a list of projects of similar scope and/or complexity completed within the last five years and specify the delivery method used and key staff with their roles and responsibilities, identify staff that will be involved with this project and their respective roles and responsibilities. Include the contract amount or GMP value. Include architect and owner contact information.
6. Provide your firm's total and available bonding capacity.

TAB 2 - Staffing (3000 points)

Furnish an organizational chart showing all people who will be involved with this project and their roles and responsibilities. Furnish a resume for all staff on the organizational chart, including education and time with the company. Include a paragraph for each individual detailing their experience in a similar role on projects with similar scope or complexity, including LEED registration, that qualifies them for this project. Include the staff member(s) who will be responsible for developing and updating the construction schedule.

Provide a bar chart (timeline) illustrating percentage FTE (including hours per week), involvement during both preconstruction and construction for each team member. For the construction phase, indicate who will be onsite full time. Include their arrival and duration onsite.

Identify key project leadership staff who will be involved both in the preconstruction and construction phases, their level of authority and how they will interact with the Owner and Architect.

No change in the proposed staff members will be considered unless such changes are directed by the Owner or extenuating circumstances exist that merit such consideration. Under any circumstance, no changes will be allowed without the consent of the Owner. The Construction Manager shall provide a minimum of twenty-one (21) calendar days-notice to allow consideration of the proposed change by the Owner. Personnel proposed as a replacement for any staff member submitted with the response to the RFQ shall have similar qualifications and experience as that staff member proposed for replacement. The supporting documentation included in paragraph 1. above shall be submitted with the 21-day notice. Failure of the Construction Manager to comply with this requirement may result in the suspension of the Construction Manager from participation on future University of Missouri projects for a period of one year.

The Owner, Architect and Construction Manager will jointly review staffing and team performance approximately three months following the onset of preconstruction, and at an appropriate point following the start of construction. The purpose of the review will be to ensure staffing levels are adequate and all entities are performing as required.

TAB 3 – Preconstruction (3000 points)

Describe how your staff will collaborate with the design team and Owner and provide feedback during the preconstruction phase.

List the services your firm will provide during the preconstruction phase. Describe how your firm will utilize value engineering, constructability analysis and market analysis in recommending alternative design concepts, cost savings opportunities, and equipment and material applications.

Furnish a two-page example of each of the reports the CMR will provide during the preconstruction phase

Provide a summary of your firm's in-house capabilities regarding MEP systems to be implemented during preconstruction. Describe how your firm will utilize third party expertise in reviewing and estimating the mechanical, plumbing, and electrical design, (if applicable).

Describe how your firm will reconcile your estimates against estimates provided by the design team.

Provide a list of proposed preconstruction services to use as a basis for negotiation of the preconstruction scope and fee.

TAB 4 – CMR Staff Continuity (2,000 points)

Describe how your firm will ensure continuity and information exchange between the preconstruction and construction phase staff members.

Describe how your firm's staff who will manage the construction phase will be involved in preconstruction with an emphasis on your proposed lead project manager and superintendent.

TAB 5 - OPERATIONAL METHODS (2000 points)

1. Describe how your firm will solicit Supplier Diversity participation.
2. Describe your firm's safety program. Provide a copy of the table of contents from the manual.
3. Describe strategies to be utilized to ensure open bidding and equal opportunity for subcontractors and sub-subcontractors regardless of labor affiliation.

4. Describe the firm's quality assurance program. Provide a copy of the table of contents from the manual.
5. Describe the scheduling programs and strategies to be utilized to maintain each phase of the project schedule including how the CMR's field personnel will provide input to the scheduler(s), how subcontractor input will be incorporated, how scheduled versus completed will be monitored and updated, and how weather will be managed.

Financial Statement (Separate document in sealed envelope or email)

1. Provide your organization's most recent **audited** financial statements.