

Advertisement Date: February 3, 2026

Request for Qualifications to Pre-Qualify Roofing Contractors for:

Memorial Union – North Slate Roof Repair

Project Number: CP260341

University of Missouri

Columbia, MO

Consultant: RMT Roofing Consultants

Responses to this request for qualifications will be received by the Curators of the University of Missouri, Owner, via e-mail to Scott Smith (smithws@missouri.edu), Project Manager, Planning, Design, and Construction, Campus Facilities, University of Missouri, Columbia, Missouri until 1:30 pm, CST on FEBRUARY 24, 2026. Immediately following the closing time for receipt of qualifications, each respondent will be notified that their submission has been received via email. No other information will be provided at that time. The University reserves the right to waive informalities in bids and to reject all responses to this request for qualifications and advertise each project publicly. Questions regarding the Memorial Union – North Slate Roof Repair please contact Scott Smith at 573-882-6800 or via email at (smithws@missouri.edu). Questions regarding this process should be directed Jim Heckemeyer at 573-882-1983 or via email at

Rational for Pre-qualification

The University of Missouri has determined pre-qualification is necessary for the performance of slate roofing on Memorial Student Union due to the highly specialized and complex nature of the roofing work being performed and the iconic importance of the building. These projects will require a roofing subcontractor with similar roofing experience along with a proven track record of successfully completing projects with similar or comparable complexities. It is the University's intent to pre-qualify a list of contractors to perform roofing on these building restoration projects with estimated construction costs of \$350,000.00 at Memorial Student Union. Memorial Student Union roofing will advertise bid documents in April 2026. Contracting, shop drawings and mockup reviews will begin in May, 2026. Mobilization and construction are tentatively scheduled to begin after commencement of May 18, 2026. These projects must meet aggressive schedules to meet the requirements of the funding sources. The terms subcontractor and contractor are used interchangeably in this document and refer to the respondent to this RFQ.

This project will be performed on a Historically Significant building that will be in continuous use. Each contractor shall minimize the impacts to the ongoing operations of the facility. The schedules will be organized around the academic calendar year and Memorial Student Union banquet and meeting rooms, requiring detailed scheduling efforts along with a high level of communication and coordination with the General Contractor and the Owner. Only pre-qualified Roofing Contractors will be allowed to bid as subcontractors on these projects;

Project Description

Memorial Student Union

Memorial Student Union is a historically significant structure that has served as a landmark on campus for decades. The roof system, originally constructed with natural slate, has experienced deterioration over time due to age, moisture infiltration, freeze-thaw cycles, and thermal movement. These conditions have led to cracked and displaced slates, compromised underlayment, and insufficient flashing details at transitions. This next phase of roofing restoration will include removal and salvage of existing slate where possible, replacement of damaged or missing slates with matching material, installation of new underlayment and flashing systems, repair and resetting of ridge and hip slates, and integration of modern waterproofing techniques while preserving the historic character of the roof.

Anticipated Schedule for Pre-Qualification process

RFQ Pre-submission Meeting: General Services Building, Thursday, February 12, 2026, at 1:30 PM

Receive Electronic Qualifications (Via Email) Tuesday, February 24, 2026, at 1:30 PM

Interview Firms (If requested by owner) GSB, Monday, March 2, 2026, at 8:00AM

Name Successful Prequalified Contractors, Monday, March 9, 2026, at 1:30PM

Description of the Qualification Process

Qualifications of respondents to this RFQ will be evaluated based upon financial responsibility, safety record, ability to adhere to schedules, past experience the firm and the firm's proposed project team members which have performed projects of similar size, historic significance, schedule and scope and other information included in the qualification packet. The Owner will assign an evaluation team comprised of representatives from the Owner's staff to evaluate and score the respondent's qualifications material. A point total of 1000 points has been assigned to the qualification criteria enclosed here-in. A minimum of 800 points must be achieved to be pre-qualified. The university will notify all respondents after their qualifications have been reviewed and scored.

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

TAB 1 - 250 points / Organizational Questions

TAB 2 - 250 points / Project Team Resumes

TAB 3 - 100 points / Annual Work Volume

TAB 4 - 150 points / Operational Methods

TAB 5 - 250 points / Relevant Experience

Irrespective of any point totals, mandatory requirements for pre-qualification include:

-Successful completion of Slate Roofing project(s) similar in value and scope by both the firm and the firm's proposed team members. The successful roofing contractor shall not sub-contract any portion of roofing work to other roofing contractors.

-Experience modification rate of less than 1.0 for the General Contractor's local office

-No work-related fatalities in the last three years.

Firms not meeting these mandatory requirements may not be prequalified.

The Owner reserves the right to seek clarifications and to interview the contractor's proposed project team members.

QUALIFICATION PACKET: The qualification information required to be submitted is listed below. PLEASE SUBMIT ALL INFORMATION ELECTRONICALLY IN PDF FORM. THE PDF DOCUMENT SHALL BE TABBED OR BOOKMARKED AS OUTLINED IN THIS DOCUMENT.

TAB 1 – ORGANIZATIONAL QUESTIONS

1. The contractor shall furnish a brief history of how the company was started and developed, when the company was started and a list of the primary officers who are involved within the company and how the company is organized.

The contractor will be required to have qualified key personnel in the office and at the construction sites who have served in similar project team roles and had previous experience with projects of a similar scope and complexity. The contractor shall include an organizational chart showing all persons who will be involved with these projects and their roles and responsibilities. Include a graphic illustrating the percent FTE involvement on these projects for all team members. Include a short narrative for each individual detailing their past experience in a similar role that qualifies them for these projects.

TAB 2 - PROJECT TEAM RESUMES:

1. The contractor shall furnish a resume for all staff listed on the organizational chart under TAB 1 listing his/her name, experience, time with the company and experience with projects of similar scope and complexity. Resumes submitted in this qualification shall be for the actual individuals that will directly supervise the work of this project.

TAB 3 - ANNUAL VOLUME:

1. Provide yearly volume of construction work completed for the past five years.

- a) 2021
- b) 2022
- c) 2023
- d) 2024
- e) 2025

2. Provide projected volume for 2026. Provide project listing and tabulation.

TAB 4 - OPERATIONAL METHODS: List and describe the following:

1. Work performed by the contractor's own work force.
2. What is the contractor's E.M.R. Factor (Employee Safety Modification Factor) of the General Contractor's local office?
3. What are the contractor's Performance, Labor, and Material Bond Rate?
4. Based upon the contractor's current and projected backlog, how many masons will be available as necessary to achieve these schedules?
5. Describe the company's safety program. If written program, provide a copy of the table of contents from the manual.
6. Describe the company's quality assurance program. If written program, provide a copy of the table of contents from the manual.

TAB 5 - RELEVANT EXPERIENCE

Provide a list of past and present masonry restoration projects of a similar scope and complexity as these projects with an emphasis on historically significant and occupied /higher education/healthcare facilities. Include the location, description of the work scope, date started, contract completion date, actual completion date, contract amount and change order rate by percentage of the original contract amount. Provide references with the contact information for each project listed. Do not include projects on this list that are not similar in scope and complexity to these projects.

Provide a list of similar projects in scope and size your organization has completed in the past five years, listing the name of each project, owner, architect, and contract amount, date of completions and percentages of the cost of the work performed with your own forces.

During review of these qualifications please provide, upon request, your organization's most recent audited financial statement for further review.