

REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION MANAGEMENT SERVICES

Pursuant to §41-16-72 and §39-2-2(d), of the Code of Alabama, as amended, the Lauderdale County Agriculture Center Authority, an Alabama public corporation (“Authority”), is soliciting qualifications from construction management firms licensed in the State of Alabama to provide construction management services in relation to the construction of the new agricultural event center, expo hall, and livestock facilities.

Overview: The Authority was created under Act No. 2017-246 enacted at the 2017 Regular Session of the Legislature of Alabama, as a public corporation authorized to construct, maintain, operate and manage an agriculture center, including venues for livestock shows, exhibits, music, entertainment, meetings and other related uses located in and for the benefit of Lauderdale County, Alabama. The scope of this Request For Qualifications (“RFQ”) is to provide construction management services for a new construction project that will primarily be for an event center, expo hall and livestock facilities in Lauderdale County. The approximate construction budget for the project is estimated to range from \$30,000,000 to \$35,000,000.

Scope of Services: The scope of services will include, but not be limited to, pre-construction services and construction management services.

Pre-construction services to include working with the design team during the design phase to include constructability reviews, cost estimating not to exceed 10% of owner’s Budget at each design phase: Predesign, Schematic Design, Design Development, and 50% Construction Documents (with well-defined contingencies at each phase,) project phasing, assist in prequalification, and other related services.

Construction management services to include monitoring construction schedules, cost management, coordination with the owner, design team, and construction team, communication of construction issues, facilitating project construction, and other related services.

During construction, the construction management team will provide on-site management, personnel, and coordination in a manner sufficient to ensure that all work is carried out properly. These services will include, but not be limited to, quality control for all aspects of work, managing daily documentation, developing monthly progress reports, conducting owner, architect and contractor meetings, conducting safety inspections, managing RFI submittals, progress billings, budget control, change order management, final billings, close out and warranty.

This RFQ is for construction management services only. Pursuant to §39-2-2(d) of the Code of Alabama, as amended, the construction management team that is engaged shall be strictly prohibited from participation in any multi-prime or other construction related services on any project associated with or developed under the construction management contract and shall not engage in any actual construction, repair, renovation or maintenance with their own forces, by contract, subcontract, purchase order, lease or otherwise.

Submittal Requirements:

Introduction:

Provide a letter of interest describing your understanding of the project, your construction management team’s perspective on the project, and any other information you would like to highlight.

Professional Experience:

Submit Statement(s) of Qualifications utilizing GSA Standard Form 330 for the construction management firm. Construction management teams that respond to this RFQ shall be licensed in the State of Alabama and are expected to have significant experience in the applicable areas described herein. Such areas are not intended to be all-inclusive but instead demonstrates the breadth and type of experiences expected.

Construction Management Team Description:

Provide a general description of the history and background of your firm.

Organizational Chart of Construction Management Firm:

Provide an organizational chart of the proposed construction management firm including principals and key team members and their roles.

Team Structure and Bios:

Describe and outline the organizational structure for this project and provide bios for principals and key team members. Identify each team member's relevant experience, specific role and level of involvement for this project and their responsibilities on the construction management team.

Project Examples:

Include recent and relevant project examples (minimum of four projects) which best demonstrate your team's experience and capacity to successfully provide the services requested. Select examples that address how you handled complex challenges in highly visible situations and identify individual team members that are also proposed for the construction management team. Include project names, location, budget and final construction costs, estimated and actual completion, and other relevant information. Include references, who can be contacted, for each project with name, role, and current contact information.

Other Information: Submit any other relevant information that you deem pertinent to this RFQ.

General Contractor's License: Applicants are required to be licensed in Alabama as a general contractor in the appropriate major classification and with sufficient bid limit equal to the value of the project. Applicants must provide a copy of the Construction Manager's State of Alabama General Contractor's license.

Disclosure Statement: §41-16-82, of the Code of Alabama requires a disclosure statement to be completed and filed with all proposals, bids, contracts, or grant proposals submitted to the State of Alabama in excess of \$5,000.00. The form is available online at <https://www.alabamaag.gov/Documents/files/File-AL-Vendor-Disclosure-Statement.pdf>.

Compliance with Alabama Immigration Law and E-Verify MOU: §31-13-9, of the Code of Alabama, (Alabama Immigration Law) imposes conditions on the award of state contracts. Firms must agree to fully comply with the Immigration Reform and Control Act of 1986, as amended by the Immigration Act of 1990, and the Beason-Hammon Alabama Taxpayer and Citizen Protection Act. By signing any future contract, the contracting parties affirm, for the duration of the agreement, that they will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the contract and shall be responsible for all damages resulting therefrom. In responding to this RFQ, Vendor must provide a copy of its Beason-Hammon Certificate and a copy of the E-Verify MOU entered into with the Department of Homeland Security. Construction management firms should review and adhere to these guidelines as appropriate to their project type. The Beason-Hammon Certificate form is attached hereto as Exhibit "A".

Compliance with Act 2016-312: In compliance with Act 2016-312, the construction management team must certify that it is not currently engaged in, and will not engage in, the boycott of a person or an entity based in or doing business with a jurisdiction with which this state can enjoy open trade. In responding to this RFQ, Vendor must provide a copy of the CERTIFICATE OF COMPLIANCE WITH ACT 2016-312. The Certificate of Compliance with Act 2016-312 form is attached hereto as Exhibit "B".

Qualifications/Proposal Evaluation Criteria:

Applicants should have significant construction management experience with building projects of \$25,000,000 to \$40,000,000. The Authority will select the most qualified construction management firm as best meets the needs of the Authority.

Selection by the Authority shall be based on factors which may include, among others, the following:

- a. Construction management team’s qualifications and demonstrated, successful experience with pre-construction services and construction management projects within the last five (5) years which are of similar complexity, scope and scale as the project, especially with agricultural event centers.
- b. Construction management team’s record of past performance and related experience on construction management projects of similar size and scope in regard to monitoring quality of work, schedule performance, cost reporting, and other related items.
- c. Construction management team’s record of past performance and related experience on pre-construction services for projects of similar size and scope in regard to constructability reviews, cost estimating, project phasing, assistance in prequalification, and other related services.
- d. Familiarity with, availability of and proximity of proposed key members of construction management team to the project site in Lauderdale County, Alabama.
- e. Previous experience working on State of Alabama projects.
- f. Construction management team’s demonstrated ability to execute a successful, collaborative approach with the owner’s team, design professionals and construction team throughout the process.
- g. Construction management team’s ability to establish and monitor quality control management policies and procedures during construction.

Recognizing the composition of Alabama’s citizenship, the Authority encourages submissions from construction management firms that represent Alabama firms with diversity in their staffing, proposed project team, and associated employees and consultants.

This RFQ is not an offer to contract but seeks the submission of qualifications from qualified, professional respondents that may form the basis for the negotiation of a contract or agreement. At least three (3) firms will be selected from those submitting qualifications for further and more detailed evaluation and review by the Authority. The Authority reserves the right to award a contract to one or more selected entities, reject any or all proposals and to solicit additional proposals, through the RFQ process, if that is determined to be in the best interest of the Authority and the State of Alabama.

All applicable State of Alabama, Division of Construction Management documents and procedures, as well as any other applicable requirements from funding sources, shall be utilized on this project.

Deadlines:

Qualification submittals must be received no later than 2:00 p.m. Central Standard Time on December 31, 2019.

Submittals should include eight (8) hard copies of the submittal response and one (1) electronic PDF copy. The responses should be submitted to:

The Lauderdale County Agriculture Center Authority
P.O. Box 249
Florence, AL 35631

Questions and Clarifications:

Questions and clarifications shall be directed to Chair of the Authority, Tim Melson, at (256) 627-8025 or via email at Tmelson672@aol.com. For emails, the subject matter line should read: “Questions for the Lauderdale County Agriculture Center Authority Construction Management Team RFQ”. Questions must be received by 1:00 p.m. (Central Standard Time) on December 17, 2019.

3. As of the date of this Certificate, Contractor/Grantee does not knowingly employ an unauthorized alien within the State of Alabama and hereafter it will not knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama;

4. Contractor/Grantee is enrolled in E-Verify unless it is not eligible to enroll because of the rules of that program or other factors beyond its control. (ATTACH DOCUMENTATION ESTABLISHING THAT CONTRACTOR/GRANTEE IS ENROLLED IN THE E-VERIFY PROGRAM)

Certified this _____ day of _____ 20____.

Name of Contractor/Grantee/Recipient

By: _____

Its _____

The above Certification was signed in my presence by the person whose name appears above, on this _____ day of _____ 20____.

WITNESS: _____

EXHIBIT B
CERTIFICATE OF COMPLIANCE WITH ACT 2016-312

DATE: _____

Re: Contract/Grant/Incentive (describe by applicable number or subject): _____
by and between _____ (Contractor/Grantee)
and the Lauderdale County Agriculture Center Authority, an Alabama public corporation (“Authority”).

The undersigned hereby certifies to the Authority and the State of Alabama as follows:

1. The undersigned holds the position of _____ with the Contractor/Grantee named above, and is authorized to provide representations set out in this Certificate as the official and binding act of that entity, and has knowledge of Alabama’s Act 2016-312.
2. In compliance with Act 2016-312, the contractor hereby certifies that it is not currently engaged in, and will not engage in, the boycott of a person or an entity based in or doing business with a jurisdiction with which this state can enjoy open trade.

Certified this _____ day of _____, 20_____.

Name of Contractor/Grantee/Recipient

By: _____

Its: _____

The above Certification was signed in my presence by the person whose name appears above on this _____ day of _____, 20_____.

Witness: _____

Printed Name of Witness