REQUEST FOR QUALIFICATIONS

RE: CP190061 KOMU-TV Replace Existing Transmission Tower
University of Missouri – Campus

The University of Missouri-Columbia is requesting qualification statements from Design/Build teams (“DBTs) interested in providing Design/Build Services for an approximately $2.5 Million Television Transmission Tower.

The selected Design/Build team will work with the University's project committee in the design and construction of this important facility. The University intends to pre-qualify 3-5 Design-Build teams showing experience and expertise in:

- Designing and constructing Television Multi-Use Transmission Towers taller than 700’.
- Leading client groups through a systematic analysis and resolution of complex design and construction issues.
- Implementing time-critical projects on schedule.
- Providing timely and accurate cost information integral to the planning process.

The selected DBT must show exceptional experience with similar facilities. DBTs are encouraged to team with recognized experts in the planning and design of Television Multi-Use Transmission Towers taller than 700’. Teams must be prepared to meet the University's schedule for the project, which calls for the project to be completed no later than October 29, 2021.

DBTs are strongly encouraged to include minority and women owned firms. The University has a 15% MBE, 3% SDVE, and 10% WBE/Veteran/DBE participation goal for this project. Your team’s Statement of Qualifications (SOQ) must clearly state how this goal will be accomplished. DBTs are also strongly encouraged to include Missouri-based firms on the team.

Your SOQ should be organized to respond to the following eight (8) key components:

1) Team’s Financial Capacity;
2) Team’s Experience;
3) Engineers’ Design Experience;
4) Qualifications of Key Personnel;
5) Team Members’ Common Project Experience;
6) Knowledge of Design-Build Process;
7) Supplier Diversity Participation; and,
8) Team Members’ Missouri Firm Status.

Other important elements include a summary of your team's history and structure; relevant experience including a description of at least two projects you have completed of similar scope; qualifications of key team members who would be directly involved with this project; specific experience with similar facilities; and any supporting information that would further convey your team's qualifications for this project.
Please limit these materials to a maximum of Ten (10) 8 1/2" x 11" pages. Electronic copies of your submittal must be delivered to me Jennifer Sullivan, Facilities Project Manager, as a PDF file attachment via electronic mail sullivanjl@missouri.edu, by 5pm on July 24, 2020.

No more than five (5) firms will be pre-qualified and issued Request for Proposals (“RFP”) documents for this Project. Selected firms will be notified by July 31, 2020. A Mandatory site visit will be held on August 12, 2020. Proposals will be due on September 23, 2020.

The University intends to issue an Agreement Between Owner and Design/Builder, including the General Condition of the Contract for Design/Build, to the successful firm and incorporate the requirements of the University’s Consultant Procedures and Design Guidelines Manual. The University takes no exceptions to these contract forms. These documents may be viewed at the following website:

https://www.umsystem.edu/ums/fa/facilities/guidelines/

Please review the enclosed information which describes the project scope, the selection process and submittal requirements. In the interest of fairness, address all questions related to this project to me only.

I look forward to your response.

Sincerely,

Jennifer Sullivan, P.E.
Project Manager
sullivanjl@missouri.edu
Planning Design & Construction
Campus Facilities
573.882.2228

Enclosure

xc: Matt Garrett
    Chris Swisher
Project Statement

The Curators of the University of Missouri are the licensee of KOMU, a network affiliated television station that operates as a teaching laboratory for the University of Missouri Journalism department. KOMU reaches 170,000 homes in 14 mid-Missouri counties. The station is located at 5550 Highway 63 South, Columbia, Missouri. The full power VHF channel 8 signal is transmitted from a 700-foot steel tower that is co-located with the television studio. The Blaw-Knox tower was built in 1953 and has reached the end of its useful lifespan.

The University plans to replace and demolish the existing tower. This project will include the following scope: new approximately 720-foot tall tower and lighting system provided and installed on site, ice bridge and ice shield for the generator and transmitter heat exchanger provided and installed on site, transmission line installation, antenna installation, additional appurtenance installation and existing tower demolition. The new tower design must include all marking and lighting per FAA regulations, and conform to ANCI TIA 222 Standard Rev. H (“TIA-222-H”). The new antenna and all appurtenances will be owner provided, and installed by the successful Design Build Contractor. The new antenna will be a top-mounted, circularly polarized channel 8 antenna. A separate project will provide a liquid cooled transmitter to support the new antenna.

A location for the new tower has been determined near the existing tower and station. The new tower location is shown in the attached Exhibit A. It has been placed near the existing tower, but will not conflict with the continued operation of the existing tower, nor will the demolition of the existing tower conflict with the new tower. A separate contract will route a small stretch of the overhead electric lines beneath the NE guys to avoid conflict with the power lines.

An FAA Determination of No Hazard has been issued for the construction of the new tower at a height of 780ft overall in the location shown on Exhibit A.

The tower loading is shown in a table in Exhibit B, and a rough tower diagram is shown in Exhibit C.

Program Summary

Detailed information supporting the development of the new television tower will be provided to the short-listed teams; respondents to this RFQ will not be provided any materials beyond what is included in this document.

Procedures for Selection

The University intends to select up to five (5) teams from those having responded to this RFQ to be pre-qualified and issued Request for Proposals (“RFP”) documents for this Project. The pre-qualified proposing teams will be asked to submit proposals that will be evaluated based on a scoring system to be published in the RFP.

The requirements for the SOQ are described in more detail below. After receipt of all SOQ’s, the University will review and determine a preliminary point score for each submittal. Requests for Information (“RFIs”) and additional data, if required, can be made by the Owner at this time. After receipt and review of the clarifications and additional data, each prequalification submittal will receive a final point score.

The University intends to offer a stipend of $20,000 to unsuccessful short-listed proposers that submit responsive proposals to encourage each team’s efforts and convey ownership of each proposal to the University. Teams may elect to reject the stipend and retain the rights to the proposal. Any proposal exceeding the Design/Build budget will be considered non-responsive. Teams that do not submit a proposal will not received a stipend. Complete stipend award criteria and procedures will be included in the Design-Build RFP.
Scoring of prequalification submittals / proposing teams will be determined by the application of an established rating system to the following information:

1) **Financial Capacity**

a. All firms shall be licensed and registered to perform design and construction services in the State of Missouri.
b. All firms shall indicate their form of business, (e.g., corporation, partnership, joint venture, or sole proprietorship). The proposing Design/Builder shall provide a copy of their last financial statements, and quarterly updates if available. If the design-builder is a joint venture, all team members shall provide their financial statements.
c. All firms shall disclose their arbitration and litigation claims history. Claims that are unresolved but still pending are not required to be submitted.
d. All firms shall provide the evidence of their bonding capacity for the amount of at least $3 million. This evidence shall be in the form of a letter from a licensed bonding company or from an agent normally representing the firm.
e. All firms will prove ability to provide Professional Liability Insurance in the amount of $5 million.
f. The ability to execute the University’s standard contract without exception.

If the Design/Builder is not a public company, all financial information shall be held in confidence and shall be examined only by the officials responsible for its evaluation.

2) **Team Experience**

a. The architectural/engineering design team and Contractor/construction components of the proposed Design/Build team shall each, separately, have a minimum of two (2) built and functioning Television Transmission Tower projects with a program similar to this project in the $2M to $3M (in 2020 dollars) construction cost range for a network-affiliated television station client. The teams shall identify one or more individuals who held responsible positions on the cited projects and shall provide owner references for each cited project.

b. The engineering design team and Contractor/construction components of the proposed Design/Build team shall list projects they have completed as a Design/Build Team. The teams shall identify one or more individuals who held responsible positions on the cited projects and shall provide owner references for each cited project.

3) **Engineers’ Design Experience**

a. The proposing teams shall demonstrate broad knowledge and experience in areas such as: transmission tower design, client communications, site planning, communication tower demolition plans and client communication.
b. The proposing teams shall demonstrate their design excellence and creativity with respect to tower design.
c. Cost and schedule control methodology shall be presented.

4) **Qualifications of Key Personnel**

a. Key personnel members for this project shall be identified in the Statement of Qualifications and the current/projected availability for these personnel throughout the duration of the project schedule should be addressed. A resume (one page maximum) describing relevant education, project experience, and professional certifications of key team members shall be attached.
b. The SOQ should include a clear description of DBT members’ roles and responsibilities, including a team organizational chart.
c. After the RFQ phase, the selected Semifinalist teams may not make any significant changes in the composition of the team’s member firms, personnel assignments, and individuals’ roles and responsibilities without the owner’s written approval.

5) **Team Members’ Common Project Experience**

The firms shall provide evidence of common experience between the key member firms and individuals on a project of similar scope and complexity.

6) **Knowledge of Design-Build Process**

a. The firms shall demonstrate their experience with the design-build delivery method including familiarity with the process, risks, responsibilities, and types of participants on both the owner’s and proposing teams.

b. The evidence shall include a portfolio of the firm’s projects that utilized the design-build delivery method with contact references.

c. A Summary Schedule outlining the DBT’s approach for achieving the University’s requirement of substantial completion on/or before October 29, 2021 is required.

7) **Supplier Diversity Participation**

a. Identify all MBE, SDVE, WBE, Veteran, and DBE consultants, contractors, subcontractors, and suppliers and their certification status.

b. Demonstrate the team’s efforts and plan to achieve the University’s Supplier Diversity goal for this project.

8) **Team Member’s Missouri Firm status**

a. The University desires to contract with a Missouri firm and has a preference for teams that include Missouri firms.

Each Statement of Qualifications shall follow the order of the selection criteria above and shall not exceed Ten (10) pages. The scoring system shown in the next session will be used in evaluating the Statements of Qualifications.

**Selection Criteria for Consultant Selection**

Up to five (5) teams with the highest scores will be pre-qualified and invited for the RFP phase of the project. The following selection criteria will be used in the evaluation of the Statements of Qualifications:
Proposing teams will be notified whether they have or have not been pre-qualified after the Owner’s Evaluation Committee evaluates the Statements of Qualifications. All costs associated with Statements of Qualification issuance and submittal will be borne by the submitting teams.

<table>
<thead>
<tr>
<th>Highest Score Possible</th>
<th>Selection Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>Financial Capacity</td>
</tr>
<tr>
<td>30</td>
<td>Team Experience</td>
</tr>
<tr>
<td>30</td>
<td>Engineers’ Design Experience</td>
</tr>
<tr>
<td>30</td>
<td>Qualifications of Key Personnel</td>
</tr>
<tr>
<td>20</td>
<td>Team Members’ Common Project Experience</td>
</tr>
<tr>
<td>20</td>
<td>Knowledge of Design-Build Process</td>
</tr>
<tr>
<td>15</td>
<td>Supplier Diversity Participation</td>
</tr>
<tr>
<td>5</td>
<td>Missouri Firm status</td>
</tr>
<tr>
<td><strong>180</strong></td>
<td><strong>Total Possible Points</strong></td>
</tr>
</tbody>
</table>

Proposing teams will be notified whether they have or have not been pre-qualified after the Owner’s Evaluation Committee evaluates the Statements of Qualifications. All costs associated with Statements of Qualification issuance and submittal will be borne by the submitting teams.

**Owner’s Current Schedule**

- Issue RFQ: July 7, 2020
- Receive Statements of Qualification: July 24, 2020
- Notification of Shortlisted Teams: July 31, 2020
- Issue RFP: August 5, 2020
- Mandatory Site Visit: August 12, 2020
- Receive Submittals: September 23, 2020
- Notice of Intent to Award: October 5, 2020

END OF DOCUMENT
<table>
<thead>
<tr>
<th>Qty</th>
<th>Item</th>
<th>Description</th>
<th>Cabling</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Top of tower</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Channel 8 Antenna</td>
<td>Vendor TBD</td>
<td>3-1/8&quot; rigid coax</td>
</tr>
<tr>
<td>1</td>
<td>Vislink ProScan III</td>
<td>2/7GHz ENG receiver</td>
<td>7/8&quot; Air heliax/Control Cable</td>
</tr>
<tr>
<td>1</td>
<td>SkyCam</td>
<td>Sony PTX w/Dome</td>
<td>armored fiber/15VAC</td>
</tr>
<tr>
<td>1</td>
<td>8-bay FM Antenna</td>
<td>Vendor TBD</td>
<td>4-1/16&quot; rigid coax</td>
</tr>
<tr>
<td>1</td>
<td>Channel 8 standby antenna</td>
<td>Vendor TBD</td>
<td>1-5/8&quot; air dielectric coax</td>
</tr>
<tr>
<td>1</td>
<td>VHF whip antenna</td>
<td></td>
<td>7/8&quot; foam dielectric heliax</td>
</tr>
<tr>
<td>2</td>
<td>VHF exposed dipole antenna</td>
<td>DB224A</td>
<td>1/2&quot; foam dielectric heliax</td>
</tr>
<tr>
<td>3</td>
<td>3' 2.4/5.8 GHz antenna</td>
<td>RadioWaves HP-3</td>
<td>1/2&quot; foam dielectric heliax</td>
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<tr>
<td>1</td>
<td>950 MHz STL antenna</td>
<td>Kathrein PR-950</td>
<td>1/2&quot; foam dielectric heliax</td>
</tr>
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</table>

**Actual tower height is approximate, depending on the final top-mounted antenna selection. Overall h**
<table>
<thead>
<tr>
<th>Coax weight (lb)</th>
<th>weight (lbs) with 1/2” ice</th>
<th>windload (ft²) with 1/2” ice</th>
<th>height (ft)</th>
<th>Tower Location</th>
<th>feet</th>
<th>meters</th>
</tr>
</thead>
<tbody>
<tr>
<td>2100 (750 feet)</td>
<td>7400.0</td>
<td>66.1</td>
<td>47.6</td>
<td></td>
<td>779.00</td>
<td>265.48</td>
</tr>
<tr>
<td>584.0/562.5 (730 Ft)</td>
<td>260.0</td>
<td>50.6</td>
<td>10.0</td>
<td><strong>731.40</strong></td>
<td>249.26</td>
<td></td>
</tr>
<tr>
<td>70 (740 ft)</td>
<td>95.0</td>
<td>10.0</td>
<td>10.0</td>
<td>711.40</td>
<td>242.45</td>
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</tr>
<tr>
<td>3700 (670 feet)</td>
<td>3115.0</td>
<td>98.4</td>
<td>90.0</td>
<td>621.40</td>
<td>211.77</td>
<td></td>
</tr>
<tr>
<td>1023.0 (660 feet)</td>
<td>889.0</td>
<td>28.4</td>
<td>35.0</td>
<td>586.40</td>
<td>199.85</td>
<td></td>
</tr>
<tr>
<td>156.0 (520 feet)</td>
<td>47.0</td>
<td>21.0</td>
<td>21.0</td>
<td>500.00</td>
<td>170.40</td>
<td></td>
</tr>
<tr>
<td>90.0 (total for 2 ants)</td>
<td>52.0</td>
<td>22.0</td>
<td>22.0</td>
<td>260.00</td>
<td>88.61</td>
<td></td>
</tr>
<tr>
<td>270.0 (total for 3 ants)</td>
<td>50.0</td>
<td>3.2</td>
<td>3.2</td>
<td>220.00</td>
<td>74.98</td>
<td></td>
</tr>
<tr>
<td>34.0 (225 feet)</td>
<td>50.0</td>
<td>134.0</td>
<td>6.8</td>
<td>200.00</td>
<td>68.16</td>
<td></td>
</tr>
</tbody>
</table>

Eight with antenna and beacon can be no more than 780' AGL.
Rad Ctr = 753.2'
**top of steel (approx)***

Rad Ctr = 665'
Rad Ctr = 598'
Top-Mount Channel 8 antenna and beacon
731.4' base (approx) 3-1/8" Rigid

Proscan III @ 721" (N Leg) HJ5-50 + 1/4" Control Cable
Sony SkyCam @ 711" (N Leg) 0.63" fiber + 115VAC (15A)

8-bay, full-wave FM antenna
Rad Ctr @665' (SW Leg) 4-1/16" Rigid

Channel 8 Aux antenna Rad Ctr @ 918' (N Leg) HJ7-50

450MHz collinear @ 500' (SW Leg) AVA5-50

DB224A @ 260' (N Leg) AVA5-50

3 SP-3 Rad Ctr@ 220' (One on each leg) LD-F4-50

Scala PR-850 Rad Ctr@ 200’ (N Leg) LD-F4-50