

April 30, 2018

RE: Consulting Services for Public Private Partnership
University of Missouri – Columbia

The University of Missouri invites your firm to submit a Statement of Qualifications for providing services as the Owner's consultant in developing and implementing a Public Private Partnership (P3) for a large research facility.

The selected team will serve as the Project Manager and work with the University's committee in evaluating the scope of the P3 project, identifying potential P3 partners, developing a RFQ/RFP, assisting in the development of contract documents and implementation of the P3 project. The University intends to contract with the team best showing experience and expertise in P3 projects, including financial analysis, risk assessment, contract development, and implementation oversight.

The University has a 10% Supplier Diversity participation goal for this project. Your statement of qualifications must clearly state your plan to meet the University's goal.

Your Statement of Qualifications should include a summary of your team's history and structure; relevant experience including a description of at least two projects you have completed; qualifications of key team members that would be directly involved with this project; specific experience with similar project; and any supporting information that would further convey your team's qualifications for this project.

Please limit these materials to a maximum of 25 - 8 1/2" x 11" pages (front and back). Eight (8) copies and one electronic PDF copy on a USB drive of your submittal must be delivered to my attention c/o Gary Ward, Vice Chancellor for Operations, University of Missouri, 305 Jesse Hall, Columbia, Missouri 65211 by 2:00 p.m. on May 10, 2018.

The University intends to issue a General Consulting Agreement to the successful firm. Copies of the agreement are available on our website at:

<https://www.umssystem.edu/ums/fa/facilities/guidelines/>

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

I look forward to your response.

Sincerely,

Gary Ward
Vice Chancellor for Operations
Interim Vice Chancellor for Student Affairs

General Criteria for Consultant Selection

Each Consultant Team will be evaluated on the following Criteria:

1. Consultant Team
 - Identity the team and key consultants
 - Provide team organization
 - Identify key team members and provide relevant experience

2. Firm Experience
 - Demonstrated excellence in the preparation of financial and life cycle cost analysis related to alternative methods and approaches to delivery of programmatic/academic, student housing, and student services facilities including but not limited to: Design-Build, Design-Build-Operate-Maintain, Design-Build-Finance, Design-Build-Finance-Operate/Maintain and Full Concession/Development Rights.
 - Names of colleges and universities you have worked with. Provide overview of projects accomplished that are similar in size and scope.
 - Data sets, benchmarks and best-practice data you have access to that can benefit MU in this initiative.
 - Demonstrated excellence in the preparation, evaluation and ranking of RFQ's (to short list) and RFP's (to select) to select P3 teams.
 - Demonstrated excellence evaluating alternative financial structure(s) for academic, student housing and student services facilities, considering debt and equity sources from capital markets and public funding vehicles including P3's.
 - Demonstrated experience building financial models, including an understanding of all the financing options available, leading to a solid business case. Experience with programmatic academic and research space, student housing and student services a plus.
 - Demonstrated experience working with multiple stakeholders, including the owners project team and sub-consultants

3. Relevant Project Experience
 - Briefly state relevance for each project
 - Specify role of the firm or individual if work was not exclusively by the firm (i.e., joint venture, association); if work was done by individuals on the project team while with other firms, this must be clearly stated

4. The Consultant Team Supplier Diversity status and Supplier Diversity participation in the design team.
 - Identify all MBE, WBE, Veteran, Service Disabled Veteran and/or DBE consultants and certification status.
 - Describe the Consultant teams' efforts and plan to achieve the University's goal for this project.

5. The Consultant Team status as a Missouri Firm.
 - The University desires to contract with a Missouri firm and has a preference for Missouri firms.

Scope of Services

The consultant shall support the University in the project strategic development, execution, implementation and delivery of the project. The project will consist of three (3) phases and will require specific expertise and experience.

Phase 1 – Strategic Development of Project Scope

- Development of the team organization
- Development of project schedule
- Development of a communications structure for the project.
- Development of project concept and objectives including financial analysis and modeling
- Perform a preliminary risk analysis and prepare a financial model of alternatives
- Development of a detailed analysis on the structuring and execution of the project. Assess cost, life cycle cost, revenue and other information and make recommendations on additional data necessary to refine the financial model, including cost and revenue estimates and life cycle cost analysis
- Identify and evaluate the interest of potential partners

Phase 2 – Procurement

- Develop qualifications criteria and Issue RFQ for potential partners
- Prepare RFP and develop criteria for evaluating proposals
- Review and evaluate the submitted qualifications
- Select potential partners to receive RFP and issue RFP
- Evaluation and ranking of the proposals received.
- Negotiation of project design and business terms with proposers
- Develop and finalize contract documents

Phase 3 – Implementation

- Provide services as needed through the design, construction, and operations.

Owner's Current Schedule

Send RFQ	April 30, 2018
Receive Statements of Qualifications	May 10, 2018
Select Firm	May 14, 2018
Preproposal Meeting	May 21, 2018
Receive Fee Proposal	May 25, 2018