Request for Qualifications to Pre-Qualify General Contractors for:

CP241951 Various Projects under $5,000,000 for MU Healthcare University of Missouri Columbia, Missouri

Responses to this request for qualifications will be received by the Curators of the University of Missouri, Owner, via e-mail to Matt Thomas (thomasmat@missouri.edu), Senior Construction Manager-Healthcare, Planning, Design, and Construction, Campus Facilities, University of Missouri, Columbia, Missouri until 1:30 pm, CST on January 9, 2024. 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 this process should be directed to Matt Thomas at 573-881-9988 or Jim Heckemeyer at 573-882-1983.

Rationale for Pre-qualification
The University of Missouri has determined general contractor pre-qualification is necessary for the performance of select healthcare projects bidding through the year 2024 due to the highly specialized and complex nature of these critical projects within a functioning healthcare facility. It is the University’s intent to prequalify a list of general contractors to perform healthcare projects, determined by the Owner, under $5,000,000 which will bid before December 31, 2024 and must be completed within aggressive timeframes in order to meet the Owner’s master plan schedule requirements.

Scopes of these projects may include: new/renovated patient rooms, labs, procedure rooms, healthcare support space, and the necessary utility work to support each. It is the University’s intent to engage one or more prequalified general contractors during design development for feedback regarding phasing, construction sequencing and schedule, and cost analysis. These efforts during design development are optional and do not entail a contractual agreement for
formal Preconstruction Services. This engagement will be limited to 1-2 hour discussions to offer feedback on the A/E team’s design documents.

These projects will occur within functioning healthcare environments. Each contractor shall ensure there are minimal impacts to the ongoing operations of the facility requiring a high level of project management, planning, and oversight. The schedules will be aggressive requiring detailed scheduling efforts and management along with a high level of communication and coordination with the Owner. *Only pre-qualified GCs will be allowed to bid these healthcare projects during this period.* Unsuccessful performance on a project during this period may preclude bidding on future pre-qualified healthcare projects.

Supplier Diversity participation goals will be (unless otherwise specified): 10% MBE, 3% SDVE, and 10% WBE, Veteran and DBE combined.

**Anticipated Schedule for Pre-Qualification process**
- RFQ Pre-submission Zoom Meeting **Wednesday, January 3, 2024 @ 1:30 pm**
- Receive Electronic Qualifications (Via Email) **Tuesday, Jan 9, 2024 @ 1:30 pm**
- Interview Firms (As requested by the Owner) **Week of Jan 16, 2024**
- Name Successful Prequalified General Contractors **Tuesday, January 23, 2024**

**Description of the Qualification Process**

Current pre-qualified general contractors will remain on the PQGC List for 2024 and are not required to submit a complete qualification packet. Instead, current pre-qualified general contractors are to submit 1) yearly volume data for 2023, 2) projected volume for 2024 (include project listing and tabulation), and 3) relevant updates to Tabs 1 and 2.

Qualifications of respondents to this RFQ will be evaluated based upon the 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, construction type, 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 herein. 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 healthcare project(s) similar in value and scope by both the firm and the firm’s proposed team members.
- Experience modification rate of less than 1.0 for the General Contractor’s local office
- No work related fatalities in the last three years for the General Contractor’s local office.

Firms not meeting these mandatory requirements will 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. NOTE: It is required that every project superintendent and project manager shall have the ASHE Healthcare Construction Certificate or equal as approved by the owner and shall provide the owner with copies of the certifications prior to advertisement of the applicable project. **Failure to obtain the certifications and provide copies to the owner prior to the advertisement of any project will result disqualification for that project.** Prior to advertisement of each project, the owner may request the name of the project superintendent and project manager that will be employed on the project at hand and their current workload. These individuals will be from the prequalification submittal included herein. The owner reserves the right to reject the proposed individuals if the owner believes the workload of the proposed supervisory staff is too great. The same information will be submitted with the contractor’s bid for each project.

**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, and experience with healthcare projects including experience at MU Healthcare facilities. 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. 2023
   b. 2022
   c. 2021
   d. 2020
   e. 2019

2. Provide projected volume for 2024. 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. Does the contractor have the ability to perform 3D coordination of MEP systems? Is this performed in-house or subcontracted?
3. What is the contractor’s E.M.R. Factor (Experience Safety Modification Factor) of the General Contractor’s local office?
4. What are the contractor’s Performance, Labor, and Material Bond Rates?
5. Based upon the contractor’s current and projected backlog, how many tradesmen will be available as necessary to achieve these schedules? List by trade and classification.
6. Describe the company's safety program. If written program, provide a copy of the table of contents from the manual.

7. Describe the company's quality assurance program. If written program, provide a copy of the table of contents from the manual.

8. Provide a narrative of the scheduling programs and strategies to be utilized to maintain each phase of the project schedule including how weather will be managed. Also include efforts for management of critical submittals and closeout efforts.

**TAB 5 - RELEVANT EXPERIENCE**

Provide a list of past and present healthcare projects of a similar scope and complexity as these projects with an emphasis on phased renovations of occupied/higher education/healthcare facilities. Include the location, description of the work scope, date started, contract completion date, actual completion date, contract amount, change order rate by percentage of the original contract amount and square footage of the facility. 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 all health care projects 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.

**TAB 6 - FINANCIALS**

Provide your organization's most recently audited financial statement for review.