



INDIANA UNIVERSITY

OFFICE OF THE VICE PRESIDENT
FOR CAPITAL PLANNING AND FACILITIES

**PHASE 1 - REQUEST FOR QUALIFICATIONS for
CONSTRUCTION MANAGER as CONSTRUCTOR/CM at RISK
Research and Computational Labs Building – Renovation
Indiana University Bloomington
IU 20240008**

Addendum No. 1

August 1, 2024

Item 1

Please see the attached, revised RFQ document. The only changes are the Projected Timeline Due Dates on Page 3, beginning with the Qualifications received date through the date the Selected Firm is contacted.

Please email all communication regarding the RFP and submission to bidtab@indiana.edu.

END OF RFQ ADDENDUM NO. 1



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Request for Construction Management Qualifications

For

Research and Computational Labs Building – Renovation

IU Project Number: 20240008

Location: Bloomington, Indiana

Response due no later than

3:00 PM EST August 16, 2024

Issued by:

Indiana University
CPF Procurement
2901 East Discovery Parkway
Bloomington, Indiana 47408
Email: bidtab@indiana.edu

Request for CMc Qualifications
20240008 – Research and Computational Labs Building – Renovation



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REQUEST FOR QUALIFICATIONS for
CONSTRUCTION MANAGER SERVICES

Research and Computational Labs Building – Renovation, IU #20240008
Indiana University Bloomington

RE-ISSUED – August 1, 2024

Indiana University is seeking qualified contractors pursuant to Indiana Code 5-32 - Employment of Construction Managers as Constructors for Projects (CMc), on the Bloomington Campus. The selection process will consist of three stages at a minimum. The first stage, Request for Qualifications (RFQ), will be an initial qualifications-based review. From these responses, firms will be selected to proceed to the next stage. The second stage, Request for Proposal (RFP), will be a more in-depth review of proposals. From these responses, firms will be selected and invited to interview.

PROJECT SUMMARY:

The design of the building is into the Design Development stage which is expected to be completed by **10.31.2024**. The Construction Documents for the first phase(s) will be completed by **12.15.2024** for a **4-6 week** Bidding Period, and an estimated **03.15.2025** construction start for the early phases. The construction completion date is **04.15.2026**. LEED Certification will not be sought for this project.

The structure is approximately 1970's vintage construction with later additions to make it 36,265 gross s.f. It was purchased by IU from a previous user/owner and remodel work will include elements to meet IU Facilities standards. Renovations will be throughout the building and will create research and computational lab areas with associated support elements. Work of this project will ensure safe, effective, and efficient research and work environments for students, faculty and staff once completed. This building will not be occupied through the construction period. Improvements include infrastructure and building systems while also upgrading spaces for the latest technologies to support primarily research, including secured areas/elements. These will involve heat/AC (including boilers, chillers, air distribution equipment, etc.), electrical upgrades (in distribution, lighting, emergency backup systems, etc.), plumbing (with upgraded toilet rooms, distribution, as well as sprinklers), fire alarm and security. Architecturally, work includes computational labs, offices, meeting/conference rooms, some toilet areas, corridors and some lobbies and entrances, facades repairs & pointing, and addressing accessibility/ADA including addition of an elevator. Focused areas will be those which support research spaces; facility shall be built to ICD 705 standards.

Coordination of the Construction is anticipated to be complex/phased and will require strict access control during the entire construction period. The estimated Total Project Cost could be in the range of \$8 Million to \$11 Million.

The site is a Monroe County location, associated with IU's Bloomington Campus.



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Projected Timeline (subject to change)

<u>Description of Action</u>	<u>Due Date</u>
RFQ released on IU Plan Room www.iuplanroom.com	July 30, 2024
Qualifications received by 3:00 PM, local time (1-1/2 weeks)	August 16, 2024
Responses evaluated, shortlisted firms notified (1 week)	August 19 - August 22, 2024
RFP issued to shortlisted firms	August 22, 2024
Proposals Received (3 weeks)	Sept. 13, 2024
Interviews for shortlisted firms	Sept. 16 – Sept. 20, 2024
Selected Firm is contacted	No later than Sept. 25, 2024
Anticipated Bidding Packages	Dec. 18, 2024 - January 23, 2025
Anticipated Construction Phase	March 2025 – April 2026
Project Substantial Completion	April 15, 2026

Request for Qualifications

The selection process will consist of three stages. The first stage (RFQ) will be an initial qualifications-based review. From these responses, firms will be shortlisted to proceed to the next stage. The second stage (RFP) will be a more in-depth review of proposals. From these responses, firms will be shortlisted and invited to interview. The total package of the response shall not exceed 25 pages and be offered in no larger than 11 x 17” format.

Corporate Qualifications and Experience

Cover Letter – Letter should confirm that offeror’s submittal is in response to Phase 1 Request for Qualifications.

Office Location – Location of office in charge of project and location of other project team member offices, if applicable. Include appropriate contact information.

Organization Chart – Organization chart showing the project team and their roles, including all sub-consultants or partner firms. If partnering, explain who is responsible for what on this project and any/all referenced projects.

Safety Record – Provide Statement of Experience Modification Rate within the last eight (8) years.

Bonding Capacity – Include documentation from your bonding agent or surety company regarding your bonding capacity. The successful CMc will be required to hold a performance and payment bond for the entire Guaranteed Maximum Price (GMP) amount. For the purposes of this exercise, a bonding capacity above \$10 Million may be used.



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MBE, WBE, VBE Participation – Identification of any partner firms with the listed designations. Indiana University encourages and promotes meaningful participation of such enterprises in all professional service agreements.

CMc Experience/CM at Risk – List a minimum of three (3) projects within the last eight (8) years utilizing a CMc delivery with a construction value greater than \$8 million. A special emphasis should be given to Higher Education projects, particularly Facilities with labs and offices; Facilities with high percentage of mechanical, electrical, and plumbing work; and buildings (or portions of buildings) built to ICD 705 standards, etc. The following details should be provided with each project: Staff and their role, Designer, Construction Costs, and Overview of Construction Schedule.

Higher Education Experience – List a minimum of three (3) projects within the last eight (8) years that were higher education at a minimum of \$5 million. The following details should be provided with each project: Staff and their role, Designer, Construction Costs, Overview of Construction Schedule, Square footage.

Similar Sized Project Experience – List a minimum of three (3) projects within the last eight (8) years with a construction value at/greater than \$9 million. The following details should be provided with each project: Staff and their role, Designer, Construction Costs, and Overview of Construction Schedule.

Similar Use Project Experience – List a minimum of three (3) projects within the last eight (8) years with a construction value greater than \$2 million, which would have been built to ICD 705 standards. The following details should be provided with each project: Staff and their role, Designer, Construction Costs, and Overview of Construction Schedule.

Recent Project Experience with Diverse Teams on the Construction Side – List a minimum of three (3) projects within the last eight (8) years with a construction value greater than \$4 million and their % of Diversity participation. The following details should be provided with each project: teammates, their roles, % of representation of Diversity participation upon bid, % of representation of Diversity participation upon project closeout. Be prepared to discuss intent vs. actual participation regarding previous projects.

Management Plan

Describe the process through which your organization will approach this project. The response must include personnel directly involved in proposal generation, project management, schedule, financial analyses, cost control, life cycle analysis, and transition throughout design and construction. If partnering, explain who is responsible for what tasks on this project and on previous projects and be prepared to discuss how the participation will be tracked for the duration of the project.

References – Provide at least three (3) named client references with contact information.



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Submittal Procedure

Please submit your qualifications electronically no later than 3:00 PM EST on **8/16/2024**, addressed to:

IU VPCPF Support Resources – Construction Procurement

Qualifications shall be saved in Adobe PDF format and titled as follows:

“[your company name] - IU 20240008 - CMc Qualifications - Research and Computational Labs Building”

To submit your qualifications, go to www.iuplanroom.com. Log in with your User ID and Password as per usual for ordering on the IU Plan Room.

- Click on the **20240008** project listing
- Click on Submit Bid next to the job name on the information tab. Attach file and add comments, if any.
- Click on Submit Bid at bottom of screen.

You should receive a confirmation screen, stating that, “Your Bid Submission has been saved successfully,” as well as an email confirmation, indicating your submission was received.

For assistance with uploading, please contact the Eastern Engineering Distribution Department by phone: 317-598-0661.

Indiana University reserves the right to disqualify any submittal received after the time and date indicated above. Indiana University reserves the right to select the firm or firms that best meets the needs of the University based on the submitter’s qualifications and experience.

All correspondence regarding the submittal should be emailed to:

IU VPCPF Support Resources – Construction Procurement
bidtab@indiana.edu

Submittals that are incomplete, do not follow the format requested below, or otherwise unclear or contrary to the guidelines of this request may be rejected as non-responsive.



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Below will be requested *after* the RFQ selection process is completed.

Request for Proposals Phase:

The selection process will consist of three stages. The first stage (RFQ) will be an initial qualifications-based review. From these responses, firms will be shortlisted to proceed to the next stage. The second stage (RFP) will be a more in-depth review of proposals. From these responses, firms will be shortlisted and invited to interview. The total package of the response shall not exceed 25 pages and be offered in no larger than 11 x 17” format.

Please submit your proposal electronically, per the instructions below, no later than 3:00 PM on Sept. 13, 2024.

Proposals shall be addressed to: IU VPCPF Support Resources - Construction Procurement

Proposals shall be saved in Adobe PDF format and titled as follows:

“[your company name] – IU 20240008 – CMC Proposal - Research and Computational Labs Building”

To submit your proposal, go to www.iuplanroom.com. Log in with your User ID and Password as per usual for ordering on the IU plan room.

- Click on Private Jobs (with password). Enter the password: 20240008
- Click on Submit Bid next to the job name on the information tab. Attach file and add comments, if any.
- Click on Submit Bid at bottom of screen.

You should receive a confirmation screen, stating that, “Your Bid Submission has been saved successfully,” as well as an email confirmation, indicating that your submission was received.

For assistance with uploading, please contact the Eastern Engineering Distribution Department by phone: 317-598-0661.

Indiana University reserves the right to disqualify any submittal after the time and date indicated above. Indiana University reserves the right to select the firm or firms that best meets the needs of the University based on the submitter’s response to the RFP criteria.

All correspondence regarding the submittal should be emailed to:

IU VPCPF Support Resources - Construction Procurement
bidtab@indiana.edu

Submittals that are incomplete, do not follow the format requested below, or otherwise unclear or contrary to the guidelines of this request may be rejected as non-responsive.



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Project Development

Cover Letter – Letter should confirm that offeror’s submittal is in response to Phase 2, Request for Proposals.

Previous Project Experience

Designer Experience – List any projects in which the designer of record was CSO Architects, Smith Group, or any of their staff. The following details should be provided with each project: Staff and their role, Designer, Construction Costs, and Overview of Construction Schedule.

MBE, WBE, VBE History – History of contracting with or hiring minority, women and veteran business enterprises, and good faith efforts to fulfill the state’s goals for contracting with or hiring minority, women, and veteran business enterprises. If applicable, please include your company’s stated MBE, WBE, and VBE participation goals. How did the actual participation measure against the planned participation?

Proposal for this Project

Define your company’s MBE, WBE, and VBE participation goals for this project. A portion of the CMc fee could be at risk if IU’s goal of 20% combined MBE/WBE/VBE participation is not met.

The total of the Work self-performed by the Construction Manager may not exceed twenty percent (20%) of the total value of the Project.

Unique or Similar Project Experience – Given your company’s previous experience with computational labs and projects built to ICD 705 Standards, and with phased construction, provide a list of the most valuable pieces of information that can be applied to this project in terms of design, materials sourcing, or schedule. Describe the major takeaways from similar projects that can help us reach our goals.

Project Management Plan – The project specific plan should include the following items as a minimum: value engineering procedures through design (include examples from previous projects), life cycle considerations throughout estimating, project and cost control measures throughout design and construction, self-performance trades and expectations for this project, safety protocol, financial analyses, and technology that will be used on the project (examples may include: BIM, cost controls, contract administration, safety, quality, etc.) Additionally, include an organizational team chart identifying roles. Explicitly explain duration of review required by your company at specific phases of project development. Give an example scenario for taking bids, including timing and specific responsibilities/roles.

Delivery Method Breakdown – Provide a prescribed plan to assist in bringing this project through design, cost estimating, construction document creation, final budget analysis, bidding, construction, and substantial completion. Describe specific planning regarding site access, complexities in construction, and solutions for finishing the project on time and within budget.

Schedule Intent – Provide an itemized schedule, including review durations and critical path milestone dates/descriptions.



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GMP – Provide details of tools you will use to develop the GMP, including cost estimating for labor and materials, how this cost breakdown is relevant to schedule, and man hours required for substantial completion goal date to be achieved. Explain considerations and format you will use to track all agreed upon contingencies within GMP, expectations and management of penalties or incentives included in GMP, and the separate but necessary breakdown of general conditions, fee, and your ability to advise for design constructability that fits within Owner’s project parameters. Outline how, as CMc, you will balance maintaining GMP and negotiating bids that support the promised GMP commitment.

Fee – Provide an itemized CMc fee to be summarized as follows, with additional backup provided upon request:

CMc Fees		
	Design Partnering	\$
	Procurement/Bidding	\$
	Construction Services	\$
	Overhead & Profit	
	TOTAL	\$
Construction		
	Construction Services (broken down into sections- Labor, Materials, Markup - with backup)	
	Mechanical/Electrical/Plumbing	\$
	Structural	\$
	Architectural	\$
	Site/Utilities	
	Other (please specify)	
	TOTAL	\$
General Conditions	Expanded General Conditions (including, but not limited to - see below)	
	Trailer	\$
	Dumpsters	\$
	Administrative Services/Equipment	\$
	Specialty Equipment (Crane, etc.)	\$
	Portable Restroom Facilities	\$
	Specialty Coordination (Municipal, permits, etc.)	\$
	Construction Fencing/Screening	\$
	Utility Surveying	\$
	Safety	\$
	Other (Please Specify)	\$
	TOTAL	\$
GMP Total	Proposed	\$
GMP Total	Target	Insert IU Construction Budget \$ here



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The sections below will be scheduled after the proposal selection process is completed.

Interviews Phase

The selected firm interviews will take place on or about **September 16 - 20, 2024**. The interview will be limited to 60 minutes, inclusive of presentation and question and answer session. Bring only those persons to the interview that will be directly involved with the project (maximum of six persons).

Evaluation

The evaluation committee will consist of individuals from the University and the project’s design firms.

At the conclusion of the interviews, the evaluation committee will review information from all Phases of the process. The following will serve as criteria for how the CMc will be selected:

1. Location of Office
2. General Qualifications (Safety, Bonding)
3. MBE, WBE, VBE Participation History
4. Team and Project Management Plan including estimated percentage of work self-performed
5. Experience – CMc, Unique or Similar Projects, Elevator Construction, Designer Affiliation
6. Fees
7. Project Management Plan
8. Delivery Method Breakdown
9. Life Cycle Analysis
10. Reference Feedback
11. Interview

Insurance Requirements

- Commercial General Liability – Each Occurrence \$1,000,000/General Aggregate \$2,000,000.
- Automobile Liability - \$1,000,000 Combined Single Limit (Each Accident).
- Professional Liability - \$1,000,000 (Only on Design and Consulting Contracts)
- Worker’s Compensation – Coverage A: Statutory Coverage as required by law. Coverage B (Employer’s Liability): \$1,000,000/\$1,000,000/\$1,000,000.
- Contractor’s Pollution Liability:
 - For projects of \$1 million or less: \$1 million incident, aggregate \$1 million.
 - For projects over \$1 million to \$5 million: minimum limit (per incident and aggregate) equal to cost of project, rounded up to the next million. (E.g., a \$2.3 million project requires \$3 million pollution liability.)



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- For projects over \$5 million to \$10 million: \$5 million minimum limit (per incident and aggregate).
- For projects over \$10 million to \$25 million: \$5 million minimum limit per incident, \$10 million aggregate.
- For projects over \$25 million: \$10 million minimum limit (per incident and aggregate).