

ADVERTISEMENT:

**REQUEST FOR QUALIFICATIONS
FOR
CONSTRUCTION MANAGEMENT-AT-RISK
FOR
WHITE COUNTY RECREATION AND TECHNOLOGY
CENTER AT YONAH PRESERVE
AND WHITE COUNTY LIBRARY**

The White County Board of Commissioners will receive proposals on **Friday, September 23, 2022 at 4:00pm** for Construction Management-at-Risk services for:

**White County Recreation and Technology Center at Yonah Preserve
and
White County Library**

Copies of the RFQ are available at www.whitecountyga.gov or emailing a request to:

CM RFQ
Attention: Jodi Ligon, Finance Director
White County Board of Commissioners
1235 Helen Hwy,
Cleveland, GA 30528
jligon@whitecounty.net

The White County Board of Commissioners reserves the right to reject any and all proposals and to waive technicalities.

WHITE COUNTY BOARD OF COMMISSIONERS

CLEVELAND, GEORGIA

REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION MANAGEMENT SERVICES

INTRODUCTION

1. The White County Board of Commissioners (WCBOC) is requesting written Qualifications from qualified construction firms to provide professional At-Risk Construction Management Services for the Budgeting and Construction Phase on the proposed

**White County Recreation and Technology Center at Yonah Preserve
and
White County Library**

2. It is the intention of the WCBOC to employ the Construction Firm at Risk to provide the expertise, resources and personnel experience in project planning, cost management, project control, pre-construction and construction techniques, value-engineering analysis, scheduling and quality assurance throughout the planning and construction phases of the project.
3. The services to be performed by the CM will have as their objective the efficient, economical, and timely delivery of the project by managing the construction of the project within the time and cost limitations and within established quality requirements. The services will be performed during the pre-construction phase and construction phase including working with owner and architect in project planning, arrangement of bid packages, bidding and award of the trade contracts and management of construction until occupancy is achieved.

SCOPE AND STYLE OF SERVICES TO BE PERFORMED

In issuing the RFQ, it is the intent of WCBOC that the successful CM will provide the required services for a fixed fee to be mutually agreed upon by the parties. It is further the intent of WCBOC that the successful CM will provide a Guaranteed Maximum Price (GMP) for the cost of the construction of the projects to include a Guaranteed Delivery Date (GDD). WCBOC also intends that the successful CM accept the following stipulations:

1. Provide Performance and Material and Labor Payment Bonds in the amount of 100% of the GMP.
2. Individual Trade Contracts will be between the CM and the Trade Contractors, subject to WCBOC approval.
3. The CM will not perform any portion of the project with its own forces except as may be mutually agreed to by the owner and the CM.
4. The CM will be “at risk” in the proposed undertaking and will be responsible for completing the project within the GMP.
5. Should the final cost of the project be less than the GMP, all savings shall revert to WCBOC.
6. An agreed percentage of pay applications will be held in retention.
7. WCBOC shall have the authority to suspend or terminate performance of the project.
8. Construction Manager will share with WCBOC the calculations and assumptions on which the CM’s proposed GMP is based.

LIST OF REPRESENTATIVE SERVICES TO BE PROVIDED BY THE CM

Project Planning and Pre-Construction Phase

The CM is expected to work with the owner to plan the project to include:

1. Reviewing ideas and suggestions offered by the Architect and Owner with regard to feasibility or constructibility.
2. Evaluate designs with respect to constructibility issues.
3. Evaluate value-engineering opportunities.

Bidding and Awarding Phase

1. Arrange bid packages.
2. Develop requirements to assure time, cost and quality control during construction.
3. Provide a provisional construction schedule for issuance with the bid package.
4. Identify bidders and generate bidder interest.
5. Schedule and conduct prebid conferences in conjunction with the architect and representatives from WCBOC.
6. Advertise and distribute bidding documents.
7. Monitor bidder activity.
8. Review and analyze bids and recommend awards.
9. Update schedule.

Construction Phase

1. Maintain on-site staff for construction management.
2. Establish and maintain coordinating procedures.
3. Develop and maintain a detailed schedule including delivery, approvals, inspection, testing, construction and occupancy.
4. Conduct and record job meetings.
5. Prepare and submit change order documentation for approval of the architect and WCBOC.
6. Maintain a system for review and approval of shop drawings.
7. Maintain records and submit routine reports to architect and WCBOC.
8. Maintain quality control and ensure conformity to contract documents.
9. Provide cost control through progress payment review and verification according to the approved schedule and contract amounts.

10. Coordination of post completion activities, including the assembly of guarantees, manuals and the owner's final acceptance.

SELECTION OF CM

The services being sought under the RFQ are considered professional in nature. Consequently, the evaluation of the proposals will be based upon consideration of the demonstrated qualifications and capabilities of the proposers which will result in an award that is in the best interest of WCBOC.

Factors to be considered in the evaluation include:

1. The capability of the proposer to deliver the services in an efficient and timely manner;
2. Responses from at least three (3) references for whom the proposer has performed services;
3. Composition and qualifications of the persons designated to form the proposer's staff for the services required under the RFQ;
4. Previous record of the proposer while performing in the role of a CM-at-Risk providing services with a GMP and GDD; and,
5. Intangibles which best demonstrate the proposer's ability to provide services to WCBOC.
6. The firm should stress previous experience, staff, and the involvement of local participation on this project.

Evaluations of the RFQ will be performed by a WCBOB or Evaluation committee that will make recommendation to the WCBOC. The commission reserves the right to select from the RFQ submittal or it may decide to hear in-person presentations. Following completion of the initial evaluations, if deemed necessary by the committee, up to three firms best qualified may be granted an opportunity to appear before the WCBOC or Evaluation Committee to make an oral presentation and submit to an interview. Information on the presentation will be provided to the firms selected.

After evaluations, the Evaluation committee will identify the CM firm it will recommend based on information contained in the proposal, reference analysis and interviews, if required. Fees, general conditions and reimbursables will be negotiated with the selected firm. If negotiations fail the second ranked firm will be considered. WCBOC reserves the right to accept or reject any and all proposals in response to this RFQ.

RECEIPT AND CONTENT OF PROPOSALS

Proposals will be received until 4:00pm on Friday, September 23, 2022. To be accepted, all proposals are to be submitted, in sealed packages marked "Response to CM RFQ". Proposals must be sent by U.S. Mail, courier service such as Federal Express or United Parcel Service or hand delivered. No proposals will be accepted via fax transmission regardless of time of delivery. **Three (3)** copies of the proposal should be sent or delivered to:

CM RFQ

Attention: Jodi Ligon, Finance Director
White County Board of Commissioners
1235 Helen Hwy,
Cleveland, GA 30528

Questions concerning the RFQ should be emailed to Mike Renshaw, White County Manager, at mrenshaw@whitecounty.net, no later than 5:00pm on Thursday, September 8, 2022.

Responses to questions will be posted no later than 5:00pm on Thursday, September 15, 2022, on the county website, www.whitecountyga.gov, on the Bids and RFPs page.

To be considered for acceptance, the proposals shall contain the following minimum information to be presented as set out in the format and sequence shown.

- 1. Firm History & Information**

Briefly describe your firm, its officers and executive management. Furnish an organizational chart for you firm specifically indicating those who will be involved in this program.

- 2. Related Experience**

Provide a list of all projects completed in the past (5) years within 75 miles of White County and specifically identify the four (4) most recent completed Construction Management at Risk projects on the list.

- 3. Project Approach**

Provide a brief outline and description of your firm's approach for a program of this nature.

4. **Bonding Information**

- Provide the name, address, telephone number and contact for your surety and bonding agent.
- List your total bonding capacity and the total value of all projects currently under construction.

5. **Financial Information**

Provide information about the company in sufficient detail to allow its financial strength and credit worthiness to be evaluated.

6. **Claims History**

List all litigations, arbitrations and mediations in which the firm has been involved in the past five (5) years. This involves claims for more than \$50,000 made by an owner against the firm or by the firm against the owner and indicate the disposition of each such claim, the name of the owner and the nature of the claim.

7. **Current Projects**

List all major projects with which the firm is currently involved and identify the firm's role on the project (e.g. contractor, construction manager).

SEQUENCE OF EVENTS

A tentative schedule and sequence of events to be followed with respect to this RFQ is shown below:

August 18, 2022	Release Request for Qualifications - Advertise
September 1, 2022	Advertise
September 8, 2022	Deadline for questions
September 15, 2022	Deadline for responses to questions
September 23, 2022	Receipt of RFQ submissions by WCBOC
TBD	Evaluation by WBOC or Evaluation Committee Completed
TBD	If Requested, Presentations by and interviews of three highest ranked firms
TBD	Recommendation of selected firm to WCBOC

Appendix

Appendix A – CM-at-Risk Proposal Rating / Score Card

Appendix B – Site Plan

End of RFQ for CM-at-Risk

Appendix A

Proposal Rating Form for Construction Manager-at-Risk:
White County BOC – WHITE COUNTY RECREATION AND TECHNOLOGY CENTER AT YONAH PRESERVE -
AND - WHITE COUNTY LIBRARY

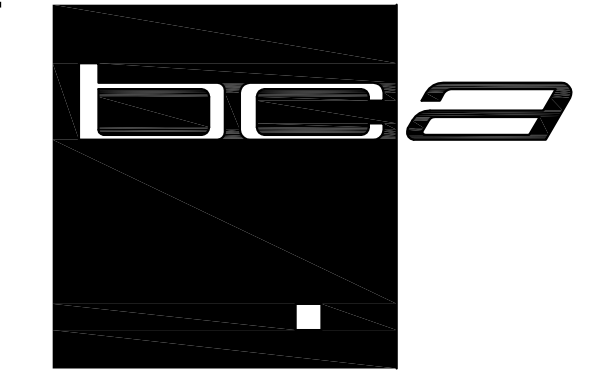
Proposer: _____

Points
Awarded

- | | | |
|----|--|-------|
| 1. | Completeness of the Proposal (5 points)
Comments: _____
_____ | _____ |
| 2. | The capability of the proposer to deliver services in an efficient and timely manner. (15 points)
Comments: _____
_____ | _____ |
| 3. | Responses from references for whom the proposer has performed Services. (10 points)
Comments: _____
_____ | _____ |
| 4. | Qualifications of the persons designated to form the proposer's staff for the services required under the RFQ. (10 points):
Comments: _____
_____ | _____ |
| 5. | Previous record of the proposer while performing in the role of a CM-at-Risk (particularly educational projects) providing services with a <i>Guaranteed Maximum Price</i> . (25 points)
Comments: _____
_____ | _____ |
| 6. | Intangibles (bonding, financial strength, history, etc.) which best demonstrate the proposer's ability to provide services to WCBOC. (10 points) Comments: _____
_____ | _____ |
| 7. | Applicability of recent projects completed as it relates to project in scope, complexity and similarity to up-coming projects. (15 points)
Comments: _____
_____ | _____ |
| 8. | Claims History – the ability to successfully complete projects without litigation. (10 points)
Comments: _____
_____ | _____ |

Total Points: _____

Signature: _____



ARCHITECTURE
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BCA-STUDIOS
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SUITE 500
410 BRADFORD STREET NW
GAINESVILLE, GEORGIA 30601

STAMP

PRINTING & REVISIONS

NO.	DATE	DESCRIPTION

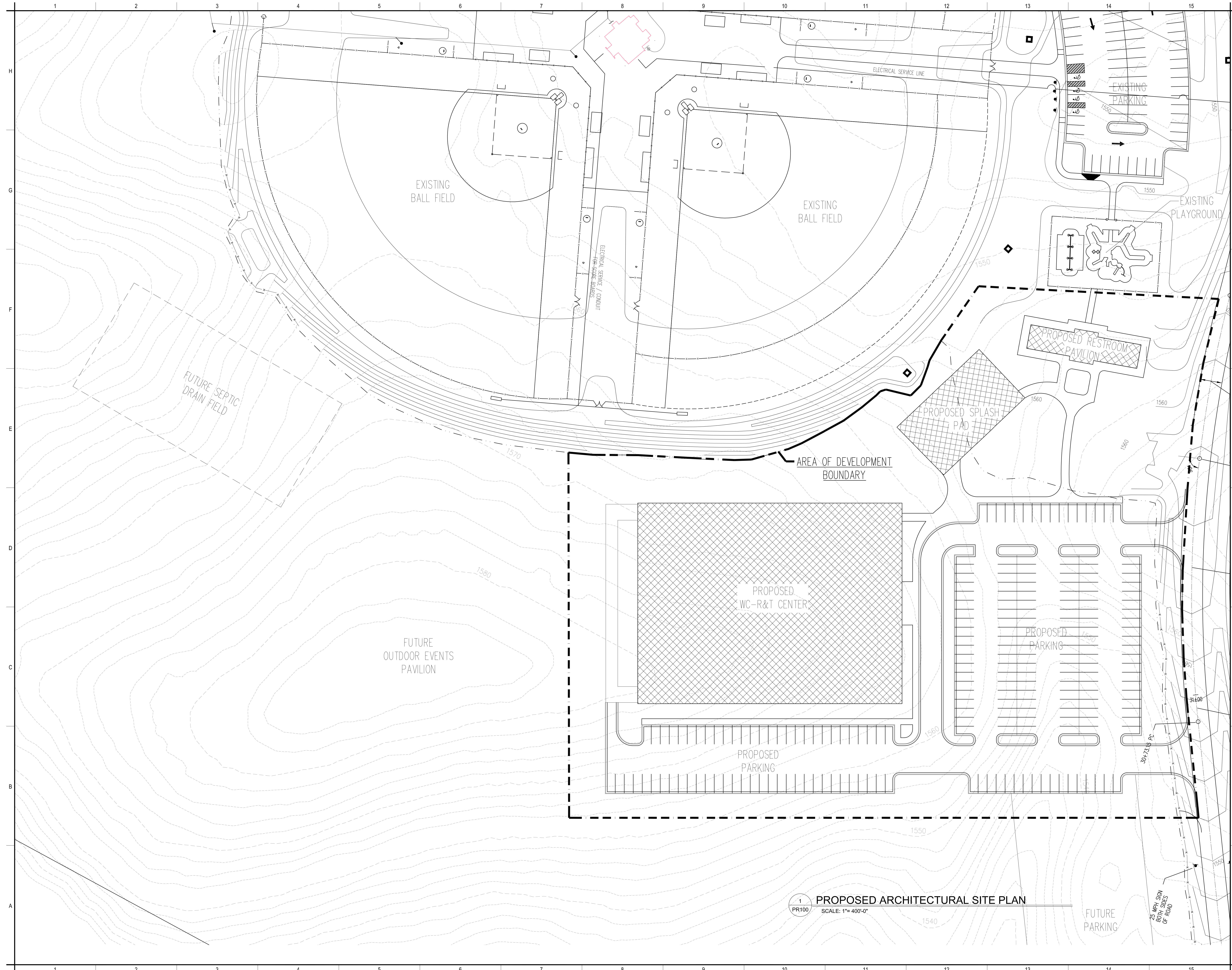
**WHITE COUNTY RECREATION
AND TECHNOLOGY CENTER
AT YONAH PRESERVE**

PHASE
SCHEMATIC
DESIGN

SHEET TITLE
OVERALL SITE PLAN

JOB NO.
20220026
DATE

SHEET NO.
PR100



1 PROPOSED ARCHITECTURAL SITE PLAN
PR100 SCALE: 1"= 400'-0"