

# REQUEST FOR QUALIFICATIONS

## Statement of Qualifications to General Contractor for the Midvale Community Center Building Remodel and Pavilion Construction

Midvale Community Center  
350 6<sup>th</sup> Avenue  
Midvale, Utah 84047

Midvale City, hereinafter referred to as the Owner, is seeking Statements of Qualifications (SOQ) from qualified general contractors for the renovation and construction of the existing facility located at 350 6<sup>th</sup> Avenue Midvale, Utah. The Owner intends to select 4-5 General Contractors from the submitted SOQ's. The selected General Contractors will then be asked to submit competitive sealed price proposals.

### I. PROPOSAL REQUIREMENTS:

- Statement of Qualifications must be received by Wednesday, March 20, 2019, by 4:00p.m. (MST) at the Office of the City Recorder, 2<sup>nd</sup> floor of Midvale City Hall located at 7505 Holden Street, Midvale, UT 84047.
- Proposals must reflect the proposer's best and most current information.
- To be considered for the project, the proposer shall submit five copies of their complete proposal. Materials shall be 8½" x 11". Charts may be in 8½" x 11" or 11 x 17" folded. Proposals must be submitted in a sealed envelope that is clearly marked on the outside of the envelope with the **name of the project, the company name, and the time and date** of submission.
- Proposals received after the deadline will not be considered and will be returned unopened to the proposer.
- Proposers responding to this RFQ must demonstrate their knowledge and experience with projects that include, but not limited to, new construction, building renovation, metal park pavilions, building additions, and HVAC, mechanical and electrical renovation projects.
- The SOQ shall not exceed 20 pages, exclusive of covers and dividers.
- All SOQ's shall become the property of the Owner.
- Information contained in the SOQ must be clearly marked and delineated.
- Owner is subject to Utah's Government Records Access and Management Act (UCA 63G-2-101 et seq.) and cannot guarantee the confidentiality of your proposal. Portions of submitted proposals may be classified as protected by the Owner if the proposer submits a written claim of business confidentiality with a concise statement of the reasons supporting the claim of business confidentiality with its proposal.

The Owner reserves the right to reject any or all SOQ proposals, to waive any informality, to waive any technicality, and to accept SOQ proposals deemed to be in the best interest of the Owner.

### II. DESCRIPTION OF THE PROJECT

The project is located at 350 6<sup>th</sup> Avenue Midvale, Utah and can be described as follows:

Project Area Summary:

Total Bldg. Area	6,239 S.F.
Total Site Area	31,068 S.F. or 0.71 acres

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The project consists of a complete interior remodel of the existing Midvale Community Center, a new storage building addition, and a new standalone canopy pavilion. The anticipated cost of construction is estimated at \$1.5 million.

Major construction information, materials and systems include:

- Construction for brick façade attached storage building
- Complete demolition and new construction of the existing toilet rooms
- Complete upgrade of utility power including the electrical panels
- Complete renovation of existing lighting and power
- Complete renovation of existing HVAC system
- Standalone steel canopy pavilion
- Complete renovation of existing roof
- Complete renovation of existing landscaping

A cover sheet, site plan, floor plan, building elevations, mechanical plan, plumbing plan, and lighting plan are available with this SOQ. This information is for reference only and shall not be considered as a bidding document or part of the construction documents.

### **III. SIGNATURE ON STATEMENT OF QUALIFICATIONS**

SOQ's must be signed by an authorized representative of the proposer named thereon. The signature on the proposal shall be interpreted to signify the proposer's intent to comply with all the required services.

### **IV. SCOPE OF WORK**

Construction Documents are being prepared by JRCA Architects and it is anticipated documents will be available for bidding after Monday, April 15, 2019. Construction is scheduled to begin approximately June 1, 2019, with Substantial completion scheduled for April 1, 2020.

The General Contractor services include the following:

- Construction of the facility per the construction documents and approved modifications.
- Obtaining and awarding sub bids for the project.
- Development and maintenance of a Critical Path Method (CPM) project schedule.
- Compliance with all applicable building codes, zoning ordinances and licensing regulation throughout construction.
- Provision of construction services utilizing professional constructors licensed in the state of Utah.
- Procurement of all necessary permits and inspections from all applicable public agencies. The cost plan checks and building permits will be paid by the Owner.
- A warranty of the work for at least one year and correction of all deficiencies discovered during the warranty period.

### **V. FORMAT OF PROPOSAL**

The Owner intends to select 4-5 proposers from the submitted SOQ's. The Owner will select proposers based on several factors, including, but not limited to, qualifications, experience, project team, schedule, references, and financial stability. SOQ's submitted in response to this RFQ will be reviewed and ranked by a Selection Committee. The selected proposers will then be asked to respond to a competitive invitation for bids.

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Statements of Qualifications must include the following:

- **INTRODUCTION TO FIRM** - Provide a brief introduction to the qualifications and background of your firm.
- **PROJECT TEAM** - Provide an organizational chart of all major participants of your firm's proposed project team. Include resumes of the principals, project manager, quality control manager, superintendent, and other primary representatives who will be directly involved in the overall project. Do not include any other resumes.
- **RELEVANT CONSTRUCTION EXPERIENCE** - Provide a list of 5 similar projects completed by your firm. Specifically, the listed projects should include, but are not limited to, new construction, building renovation, metal park pavilions, building additions, and HVAC, mechanical, and electrical renovation projects. For each listed project, indicate whether the project was constructed on time and the number and amount of change orders.
- **PROPOSED APPROACH** – Describe how your firm will approach the scheduling and specific construction phasing aspects of the project. Describe your firm's overall construction philosophy and how it will be applied to this project. Discuss how you will work with the Owner's staff, Architect, and Engineers to ensure that the Owner's needs are adequately met. Outline practices and procedures your firm utilizes to insure the quality of the final project.
- **SCHEDULE** - Describe how your firm will substantially complete the project by April 1, 2020. Provide a brief bar chart that includes at least 20 separate activities for completion of the project.
- **REFERENCES** - Provide five references on similar projects that may be contacted regarding your firm's performance. Include a contact name, title, the referenced project, and a telephone number for each reference.
- **FINANCIAL STABILITY** – Provide a current balance sheet for the firm and a profit and loss statement for the past year. If your firm wishes the Owner to classify this information as protected and limit access to the information, provide a written claim of business confidentiality with a concise statement of reasons supporting the claim of business confidentiality.

### **VI. SELECTION CRITERIA**

This is not a bid process. Short list selection will be based on the criteria outlined herein. Short-listed firms will then be asked to submit sealed competitive bids for the project construction. Teams will be ranked based on the following criteria and weighted percentages:

1. 25% Proposer's Qualifications and Experience with Similar Projects
2. 25% Schedule and Approach to the Project
3. 20% Proposed Project Team
4. 20% References
5. 10% Financial Stability

### **VII. TERMS OF CONTRACT**

The Owner will require that the eventual successful proposer be willing to enter into a written agreement with the Owner to provide all services required to complete the project. The Owner's Legal Department will negotiate the agreement with the successful proposer. All provisions of the agreement will follow State and Federal laws.

The terms of the agreement between the successful bidder and the Owner shall include the following provisions:

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- a. The General Contractor is expected to know how to manage contracts with subcontractors. A change in contractual or market conditions will not be a justification for an increase in costs.
- b. Adequate and satisfactory insurance is required, including general liability, automobile, workers' compensation, performance bonds, and payment bonds.
- c. The contract form will be AIA Document A101 2017 Edition.

### VIII. GENERAL INFORMATION

Response to this Request for Qualification is at the proposer's sole risk and expense. The Owner anticipates selecting from the submitted Statement of Qualifications, but there is no guarantee that any responding proposers will be selected.

It is the Owner's policy to encourage equal opportunity in its contracts. The Owner endeavors to do business with proposers that share the Owner's commitment to equal opportunity and will not do business with any proposer that discriminates based on race, religion, color, ancestry, age, gender, sexual orientation, disability, medical condition, or place of birth.

The Owner is prohibited from working with a proposer if a conflict of interest exists between the Owner or the proposer. The Owner will disqualify any proposal from consideration or void any contract in which a proposer's officer, employee, or immediately family member of an officer or employee is or has been an elected official, employee, board member, or commission member of the Owner, its affiliates, or its agents who influences the SOQ, the RFP, selection of a proposer, or the subsequent written agreement. The Owner will also disqualify any proposal from consideration or void any contract in which a proposer has provided compensation in any form, whether directly or indirectly, to an elected official, employee, board member, or commission member of the Owner, its affiliates, or its agents who influences the SOQ, the RFP, selection of a proposer, or the subsequent written agreement.

The Owner is prohibited from contracting with any entity that does not participate in Utah's Status Verification System. The selected proposer will be required to certify that it participates in the Status Verification System and complies with the Utah Immigration Accountability and Enforcement Act (UCA 63G-12-101 et seq.).

The Owner appreciates in advance the efforts that proposers will make in behalf of this project and looks forward to participating with proposers in the selection process.

Proposers should limit their contact and questions regarding this RFQ to the following individual:

Contact: Rick Espinosa, A.I.A.  
JRCA Architects  
577 South 200 East  
Salt Lake City, Utah 84111  
801.533.2100  
[rae@jrcadesign.com](mailto:rae@jrcadesign.com)

All questions must be addressed to the architect by email. **Proposers are instructed not to contact the Owner or any of the Owner's staff regarding this project.**