

**Request For Qualifications
Construction Manager at Risk (CMR) Services**

The Office of the State Engineer, on behalf of the South Dakota State University, is soliciting Construction Manager at Risk (CMR) Services from firms interested in providing services required for the construction of an addition to the existing Student Wellness Center located on the SDSU campus in Brookings, South Dakota, OSE# R0315--50X.

The project scope involves construction of approximately 63,800 sqft of new space and renovation of approximately 3,000 sqft of existing space, including all associated site, electrical, and mechanical work. The CMR services will be contracted using AIA Document A133 and State General Conditions as a basis for Agreement. The Owner will work with the design and construction team for the most advantageous project scheduling but in general it should fit within the time frame of March 2016 to July 2018 with a construction window of approximately 16 months. The construction cost for this project is currently estimated to range from \$13,600,000 to \$14,500,000.

Firms wishing to be considered for providing professional CMR services for this project should send a Statement of Qualifications. Provide examples of past experience on projects with similar size and/or common scope elements. Provide a list of projects for colleges, universities, state government and/or local government. Provide resumes of key personnel and subconsultants who will be assigned to this job. Explain how your firm has provided innovative ideas (via examples or methods) that have had a positive impact on schedule, cost, quality, and/or value. Discuss your ideas for maintaining a "transparent" structure for bidding and estimating; and explain methods used to ensure qualified, yet cost competitive, subcontracted work. Discuss your approach to establishing the GMP at completion of Design Development and how you plan to maintain that number through the remainder of the design process. Include owner contact information for your last three comparable CMR projects completed. Discuss the approach taken for determining compensation structure for preconstruction and construction services. Evaluation of the proposals will be based on qualifications as Construction Manager at Risk according to ranking criteria below:

- (1) Particular expertise, capabilities, and technical competence as demonstrated by the proposed approach and methodology to meet the project requirements (20%);
- (2) Record of past performance, including price and cost data from previous projects, quality of work, ability to meet schedules, cost control, historic change order percentage, and contract administration (25%);
- (3) Resources available to perform the work, including any specialized services, within the specified time limits for the project (15%);
- (4) Proposed construction management techniques (15%);
- (5) Ability and proven history in handling special project constraints (15%);
- (6) Familiarity with the project locale (5%); and
- (7) Availability to the project locale (5%).

Those firms that wish to visit the campus should contact Amy Jones at 605-688-4637 or email at amy.jones@sdstate.edu.

Copies of the Statement of Qualifications must be submitted on recyclable hard copy and PDF format by 5:00 PM CT on Thursday, August 13, 2015 to each of the following:

John Ullmann (**2 hard copies, 1 CD or thumbdrive**)
Office of the State Engineer
523 East Capitol
Pierre, South Dakota, 57501-3182

Amy Jones (**4 hard copies**)
SDSU Facilities and Services
1229 N. Campus Drive
Brookings, SD 57007

A shortlist of three firms will be selected based on the content of the Statements of Qualifications submitted, and they will interview before the Building Committee for final selection.

Questions may also be directed to Kristi Honeywell or John Ullmann at 605.773.3466 or email Kristi.Honeywell@state.sd.us or John.Ullmann@state.sd.us.

KRISTI HONEYWELL, P.E.
State Engineer
Office of the State Engineer