

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

The Office of the State Engineer, on behalf of the Bureau of Regents, is soliciting Construction Manager at Risk Services from firms interested in providing services required for the renovation and construction of the Trojan Center Student Union(OSE#R0413--02X) and Hospital to the Student Services/Housing(OSE#R0415--02X) together at Dakota State University in Madison, South Dakota.

The project scope involves renovating the current Trojan Center which is 33,975 sq. ft. and constructing new areas. The current Trojan center contains a student lounge, gaming area, student organization offices, and various student services, only foodservice on campus, Einstein Bagels, convenience store, and bookstore. The project is currently done with the programming phase, but there are some changes that need to be address contingent on what we do with the hospital. The project is envisioned to be in phases with the renovations being done during the summer and new construction being done anytime. The architect of record is Perspective of Sioux Falls, SD with consultant Ratio Architects of Indianapolis, IN. Goals for the project are to begin construction by Spring of 2016, and complete for the Fall of 2017. The current Madison Community Hospital is 84,411 sq. ft. and we will be renovating and demoing the building to make a New Residence Hall and a Student Engagement Center. The hall is projected to have around 90-120 beds, study rooms, and a kitchen. The Student Engagement center is to include an active lounge, career services, and a student success center. This project is in the programming phase. The architect of record is Koch Hazard of Sioux Falls, SD with consultants Treanor Architects of Lawrence, Kansas. Goals for the hospital are to begin construction during the Summer/Fall of 2016 and conclude before Fall of 2017. The project sites are to the northwest and southwest of the Washington Ave N and NE 8th St intersection. Funding for the hospital depends on the number of beds in the building and what is spent on the Trojan Center. These projects are pursuing LEED. CMR services will be contracted using AIA Document A133 and State General Conditions as a basis for Agreement.

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 similar colleges, 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. 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 desire additional information specific to the project or wishing to visit the campus should contact Corey Braskamp at 605-256-5227 or email corey.braskamp@dsu.edu. You could also contact Nick Rezac at 605-773-5981 or email at Nick.Rezac@state.sd.us.

Copies of the Statement of Interest must be submitted on recyclable hard copy by 5:00 PM CT on Thursday Sept 10, 2015 to the following:

Nick Rezac (1 hard copy and 1 pdf)
Office of the State Engineer
523 East Capitol Ave
Pierre, South Dakota, 57501-3182

Corey Braskamp (1 hard copy and 1 pdf)
Dakota State University
820 N Washington Ave.
Madison, SD, 57042

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