

## **Request for Qualifications Construction Manager at Risk (CMR) Services**

The Office of the State Engineer, on behalf of the South Dakota Board of Regents, is soliciting Statements of Qualifications from firms interested in providing Construction Manager at Risk services required for the construction of the GERBER HALL RENOVATION-DEFERRED M&R at Northern State University, Aberdeen, South Dakota, OSE# R0123--20X.

The Gerber Building is home to the Millicent Atkins School of Education. Renovation of interior spaces will result in collaborative and engaging teaching, learning and research space that is conducive to first-rate professional education training. Space within the building will be redesigned and include classrooms and lab areas that include a leading-edge education technology lab (EdTech lab) to facilitate active learning and avatar virtual simulation practice, a simulation lab for counselor education, an educational psychology lab to advance research in motivation and learning, flexible furniture, and adaptable common learning areas.

The redesigned space will also elevate Northern's unique E-Learning mission to expand access across and beyond the region. Gerber Hall currently houses Teacher Education, Sports Sciences, Psychology, and Counselor Education. Each department is focused on student-centric instruction that incorporates authentic, innovative strategies for training students to excel in the field of education. Presently, the building contains four classrooms that were designed for a traditional teacher-centered environment and the spaces are not conducive to preparing 21st century leaders in education. The EdTech lab, educational psychology lab, and counselor education simulation lab will foster undergraduate and faculty research in critical areas, including E-Learning, student motivation, assessing teaching methods, and improving counselor preparation.

Building accessibility also needs to be addressed with this renovation. The two-story building has a garden level and an upper level. There is one elevator in the building but access to the elevator needs to be improved. The complete renovation of Gerber Hall will require updates to mechanical systems including new air handlers, installation of digital demand controls, updated sprinkler system, a new fire alarm system and replacement of a sewer line into the building.

The total budget for the project is \$4,100,000.00. The completion date for this project is December 1st, 2024.

Firms desiring to be considered for providing professional CMR services for this project should send a Statement of Qualifications that must include examples of past experience on projects with similar size and/or common scope elements. The statement should be a list of projects completed for private and/or universities, state government, and/or local government, and should also include resumes of key personnel and sub consultants who will be assigned to this job. The Statement of Qualifications must also 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. Evaluation of the proposals will be based on qualification as a Construction Manager at Risk according to ranking criteria below:

1. Specialized expertise, capabilities, and experience as demonstrated by the team's capabilities, and the proposed approach and methodology to meet the project requirements. (25%)
2. Resources available to perform the work, including any specialized services, within the specified time limits for the project. Include resumes of all personnel, including sub-consultants who will be assigned to this project for the entire duration. (25%)
3. Record of past performance, including price and cost data from previous projects, quality of work, ability to meet schedules, cost control, and contract administration. (20%)
4. Ability and project history in handling special project constraints. Extra focus will be held on real examples that handled previous project issues. (10%)
5. Proposed project management techniques. (5%)
6. Availability to project locale. (10%)
7. Familiarity with project locale. (5%)

A technical review committee will review the proposals and score them based on the above criteria.

Copies of the Statement of Qualifications must be submitted by **3:00 PM CT on Friday August 11th, 2023**. Please send recyclable hard copies and an electronic copy (media or e-mail attachment) as quantified to each of the following:

(1 hard copy, 1 electronic copy)

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Those firms that desire additional information specific to the project may contact Sean Campbell at 605-295-4165, sean.campbell@state.sd.us.

Thank you for your interest in this project. We look forward to working with you.



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**STACY WATTERS, P.E.**  
State Engineer  
Office of the State Engineer

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