

CONSTRUCTION MANAGER SELECTION
NEW HAMPSHIRE STATE - DEPARTMENT OF SAFETY
MARINE PATROL HEADQUARTERS, GILFORD NH

The State of New Hampshire, Department of Administrative Services - Bureau of Public Works Design & Construction (BPW) is actively seeking a Construction Management Firm (CM) for the New Hampshire State Department of Safety (DOS) Marine Patrol Headquarters, Gilford NH. At this time, the Department is soliciting companies' interest and qualifications in the project to provide Construction Management services and to work collaboratively with an Architectural/Engineering Design Consultant (A/E) and the State of New Hampshire. Selections will be based on experience and general qualifications to undertake a project of this size and scope and as outlined below.

BACKGROUND

Included in this document are design considerations and scheduling constraints for the project as known at this time.

This project will replace the existing Marine Patrol facility, at 31 Dock Road in Gilford, with a new facility on the same lot. The scope of work includes working in all phases of design in coordination with an A/E Design Consultant and the State of New Hampshire. The scope of work includes construction of a new 26,000 SF facility, with on-site parking, which will include: office space for Marine Patrol (sworn/ civilian); secure booking area; storage facility; mechanics shop; ADA accessible boating education classrooms; boat registration and administration functions. The State is reviewing land acquisition options of adjacent properties for additional on-site parking. The life expectancy for this project is 50 years. The available funds for construction are \$7,800,000.00.

Rev 7/16/14

Construction Management considerations include:

- Schematic Design through Construction Documents:
 - Working closely in all phases of design with an A/E Design Consultant team.
 - Regular review and coordination of design direction, materials, systems, and costs in cooperation with the A/E Design Consultant Team and the State.
 - Obtaining and paying for required permits
 - Attendance and potential presentation at public meetings
- Assisting the NH Department of Safety (DOS) and BPW with the public involvement process by facilitating public session(s).
- Management of the Construction project.

Firms selected to respond to the Request for Proposals, following the Letter of Interest and Qualification (LOIQ), must be pre-qualified by the NH Department of Transportation (NHDOT) on or before 8/20/2014. The NHDOT pre-qualification information is available on the NHDOT website, <http://www.nh.gov/dot/>.

LETTER OF INTEREST AND QUALIFICATIONS

CM firms submitting a LOIQ will be assessed on their capability to perform the work and on past experience with similar work as outlined above. LOIQ's shall include responses to the following:

- List and describe the CM firm's experience and successful completion of Marine Patrol or relevant facilities of similar size, scope and complexity.

- Describe the CM firm's understanding of specific project opportunities and challenges and the Construction Managers' relationship to each.
- List and describe the CM firm's approach to selection of construction materials and systems for this type of project. What materials and systems might the CM firm suggest?
- Describe the CM firm's experience and knowledge working adjacent to large body of water.
- List and describe the CM firm's experience (if any) with coordination of day-to-day activities between construction related activity and police operations and security.
- List and describe the CM firm's primary team members' experience with Marine Patrol or relevant facilities. Resumes may be attached separately to the LOIQ.
- List and describe the CM firm's capacity to successfully complete the contract in a timely manner and within the budget.

In addition, respondents shall attach, separately to the LOIQ, proof of their ability to obtain at least \$8 Million for a single project bonding.

The LOIQ shall not exceed five (5) pages – not including resumes.

SCHEDULE

A tentative schedule for consultant selection, design and construction has been established as follows:

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| ○ 7/10/14 | Advertise Letter of Interest and Qualifications (LOIQ) for CM |
| ○ 7/25/14 | LOIQ for CM DUE |
| ○ 7/31/14 | Select up to six (6) 'most qualified' CM firms (based on LOIQ evaluation) |
| ○ 8/4/14 | RFP distributed to 'most qualified' CM firms |
| ○ 8/4/14 | A/E Consultant Programming Complete/ Pre-Design to Start |
| ○ 8/20/14 | CM Proposals DUE |
| ○ 9/2 – 9/4 | CM interviews |
| ○ 9/16/14 | Three (3) CM firms selected to bid the project |
| ○ 9/29/14 | Schematic Development Complete |
| ○ 10/13/14 | Bids Due |
| ○ 10/15/14 | Lowest Qualified Bidder Selected |
| ○ 12/3/14 | Projected Governor and Council approval of CM Firm |
| ○ 12/17/14 | Consultant / CM – coordinated Design start |
| ○ 1/30/15 | Construction Documents complete |
| ○ 4/1/15 | Construction start (weather dependent) |
| ○ 5/1/16 | Substantial Completion |

The Bureau of Public Works Design & Construction and Department of Safety anticipate issuance of the RFP on **8/4/2014** to the most qualified Construction Management Firms. BPW and DOS will evaluate the qualifications of each CM firm and will only issue RFP's to those deemed *most qualified*, based on an evaluation of the information provided in the LOIQ. Those most qualified CM firms (up to six) submitting proposals will be interviewed and three (3) will be selected to provide a low bid guaranteed maximum price at 35 %+/- of plans. The lowest qualified bidder will be awarded the project.

Submit six (6) copies of LOIQ by 4:00 pm on July 25, 2014 to:

*NH Department of Administrative Services
Theodore Kupper P.E., Administrator
Bureau of Public Works Design and Construction
Room 250
John O. Morton Building*

July 10, 2014
rev. July 16, 2014

*P.O. Box 483, 7 Hazen Drive
Concord, NH 03302-0483*