REQUEST FOR STATEMENTS OF QUALIFICATIONS NO. 12-004

FOR CONSTRUCTION SERVICES
FOR
GARTLEY HALL STRUCTURAL RETROFIT AND RENOVATION
GARTLEY HALL BUILDING
UNIVERSITY OF HAWAI‘I AT MANOA
PROJECT NO. UHM 10-541-070

NOVEMBER 2011

FACILITIES MANAGEMENT OFFICE
UNIVERSITY OF HAWAI‘I AT MANOA

The University of Hawai‘i (“University”), is soliciting Statements of Qualifications for a General Contractor (“Contractor”) to provide Construction Services for Gartley Hall Structural Retrofit and Renovation at the University of Hawai‘i at Manoa in Honolulu, Hawai‘i (“Project”). This Request for Statements of Qualifications (RFSOQ) is the means for prospective Contractors to express their interest to be considered for the Project and to submit additional information on their qualifications for the specific services described in this document. This additional information will supplement the required Contractor Questionnaires that must be submitted by prospective Contractors via the Office of Capital Improvement’s website (OCI Website) http://www.hawaii.edu/oci/main.html. The RFSOQ and all associated documents and amendments are available in electronic form at the OCI Website http://www.hawaii.edu/oci/main.html on the “Projects” page.

1.0 Purpose of this RFSOQ

The University seeks to select a minimum of five qualified Contractors from which to solicit offers for the construction of the Project. Selected Contractors will be given the opportunity to submit offers for the construction of the Project as described in Section 2.0. Selection will be made on the basis of qualifications. The University intends to select Contractors in a timely manner, and solicit construction offers from them shortly thereafter.

All Contractors responding to this RFSOQ must hold a valid State of Hawai‘i contractor’s license B and must have successfully submitted their Contractor Questionnaires on the OCI Website.
2.0 Project Description

The services to be provided include performing all operations and furnishing all equipment, fixtures, appliances, tools, materials, and labor necessary to execute, complete and deliver all of the work and related items required for construction of the project.

The project site is Gartley Hall, 2430 Campus Road at the University of Hawai‘i at Manoa, Honolulu, Hawai‘i. A map showing the project location is attached.

This project involves structural retrofit work and the complete renovation of Gartley Hall, consisting of a basement and two upper floors, totaling approximately 26,500 square feet. Gartley Hall is listed on the Hawaii Register of Historic Places. The project will be LEED certified Silver; with Fundamental and Enhanced Commissioning of mechanical, automatic fire sprinkler and electrical systems as part of the scope of work.

The scope of work in general consists of, but not limited to, demolition, site construction, landscaping and irrigation, hazardous material remediation and hiring of a third party air monitoring contractor, concrete and masonry work, concrete spall repair, metals, carpentry and wood treatment, thermal and moisture protection, door and window systems; lath and plaster, gypsum wallboard systems, glass fiber-reinforced gypsum (GFRG); ceramic tile, acoustic ceiling systems, carpet tiles, painting, solid plastic toilet partitions and urinal screens, metal wall and door louvers, signage, toilet accessories, horizontal blinds, classroom desks and chairs, white boards and bulletin boards, projection screens, modular workstations, benches, photovoltaic system, security access and surveillance, elevator, plumbing systems, automatic fire sprinkler system; air conditioning and ventilation systems, fire alarm system, electrical system; data and telecommunication, Fundamental and Enhanced Commissioning of mechanical, automatic fire sprinkler and electrical systems, and related work, as called for on the Plans and Technical Specifications.

Demolition work includes, but is not limited to, removal of the following existing items: hazardous material, basement slab, designated first and second floor systems, roof assembly, roof drains and overflow scuppers, ceiling assembly, exterior and interior stairs, handrails and guardrails, exterior and interior doors and windows, interior partitions, designated structural supports; plumbing systems, air conditioning system, electrical system, and related work, as called for on the Plans and Technical Specifications.

New work includes, but is not limited to, installation of the following items: concrete spall repair of the exterior concrete walls as required; basement slab, first and second floor systems; roof assembly, roof drains and overflow scuppers; ceiling assembly, exterior and interior stairs, handrails and guardrails, exterior and interior doors and windows, interior partitions, designated structural supports; plumbing systems, air conditioning system; fire alarm system; electrical system, data and telecommunication,
modular workstations, classroom furniture, Fundamental and Enhanced Commissioning of mechanical, automatic fire sprinkler and electrical systems; and related work, as called for on the Plans and Technical Specifications.

It is the intention of the University to begin construction during the start of the first quarter of 2012.

3.0 Responding to this Request for Qualifications

The University has developed the schedule of events (see Section 6.0) with dates showing the key events in this solicitation process. The RFSOQ and schedule are subject to change, and the University does not send notifications of changes to this RFSOQ or the schedule to prospective Contractors and is not responsible for failure of any Contractor to receive notification of any change in a timely manner. Contractors are advised to visit the OCI Website frequently to check for changes and updates to the RFSOQ, including the Schedule. Prospective Contractors must take the following actions according to the specified timelines in order to participate in this process.

3.1 Submit Requests for Clarifications re: the RFSOQ and E-mail Intent to Respond:

If your organization wishes to submit questions prior to submission of a Statement of Qualifications, questions must be sent in an e-mail to the following e-mail address: “ponishi@hawaii.edu” and must include the following in the e-mail subject line:
“GC Qualification (Gartley Hall Structural Retrofit and Renovation): RFSOQ Questions + (the name of your organization)”.

Answers to questions will be posted to the OCI website on the page/link of this RFSOQ.

**E-mail Indicating Interest in this Project:** Contractors who intend to respond to this solicitation are requested to notify the University by sending an e-mail to ponishi@hawaii.edu with the RFSOQ number and name in the subject line. Please include the name, address, telephone, fax number, and email address of the Contractor (firm) and contact person.

3.2 Preparing and Packaging Your Statement of Qualifications:

Statements of Qualifications should provide straightforward, concise information that satisfies the requirements noted in this RFSOQ. Expensive binding, color displays, and the like are discouraged. Emphasis should be placed on brevity, conformity to the University’s instructions, selection criteria of this RFSOQ, and completeness and clarity of content.
Each Contractor’s Statement of Qualifications (SOQ) should clearly and accurately demonstrate specialized knowledge and experience required for consideration. In a sealed envelope (clearly marked “Statement of Qualifications – (firm name). Gartley Hall Structural Retrofit and Renovation RFSOQ No.12-004”, submit the following:

a) One (1) compact disk containing the complete SOQ;

b) One (1) original and Three (3) copies in paper form of the SOQ, which consists of a Cover Letter and responses to the qualification requirements listed in Section 5.0.

The prospective Contractor shall describe its specific responses to the selection criteria, numbered and titled as listed in Section 5.0.

Any questions regarding this solicitation document shall be directed in writing via e-mail to the Technical Representative of the Procurement Officer (TRPO). The TRPO for this RFSOQ is:

PATRICK ONISHI
E-mail: ponishi@hawaii.edu

4.0 Evaluation and Selection Process

It is the intention of the University to select a minimum of five (5) qualified Contractors, or all ranked Contractors if less than five Contractors have submitted Statements of Qualifications, to provide offers for construction services for this project taking into consideration the qualifications of the Contractor, as demonstrated by their evidenced competence and experience to accomplish the work of this project.

The Contractors’ Statements of Qualifications received will be analyzed and scored by members of a selection committee, which will be comprised of University employees possessing applicable qualifications and experience. Each member of the selection committee will assign a point score according to the grading schedule in Section 5.0. Points assigned by the individual committee members will then be combined to determine a total score for each Contractor.

The University shall thereafter invite the top ranked Contractors to submit sealed offers for the construction of the project in accordance with the technical specifications, plans, and general and special provisions, which will be provided at the time of the request.

5.0 Selection Criteria

Contractors and their Statements of Qualifications will be evaluated according to the following criteria:
1. **Experience and qualifications relevant to project type:**

   a. **Experience relevant to type of project.** Describe the Contractor’s experience with the renovation of educational buildings involving classrooms, computer labs, administrative offices with multiple work stations, private offices, conference rooms, and other office support spaces of comparable complexity and/or scope of work, including the nature and quality of recently completed work. **20 points**

   b. **Experience relevant to type of construction.** Describe the Contractor’s experience related to the complete renovation of a multi-story concrete building involving replacement of building structural systems, exterior doors and window systems, and retro-fitting and/or replacement of other building systems. **15 points**

   c. **Experience with projects involving a historically significant building.** Describe the extent and depth of the Contractor’s experience working on a historic building where craftsmanship and attention to detail were required. **15 points**

   d. **Professional staffing capabilities.** Describe the qualifications and the extent and depth of the experience of the personnel that will be assigned by the Contractor to perform the construction services described in this RFSOQ. A critical part of this evaluation will be the Contractor’s listing of the personnel to be assigned by the Contractor to perform the construction services described in this RFSOQ, including (1) each project staff’s resume detailing his or her specific construction background and experience, (2) the Contractor’s proposed organizational chart for the project team that would be assigned to this project, (3) a description of the Contractor’s lines of authority generally and for the Project in particular, and (4) the description of the duties and responsibilities for each of such personnel assigned to perform the construction services for the Project. The Contractor should highlight key personnel and their qualifications, including resumes, assigned to the Project. **15 points**

   **SUBTOTAL FOR CRITERIA 1 = 65 Points**

2. **Past performance on projects of similar scope for public agencies or private industry, including corrective actions and other responses to notices of deficiencies:**

   a. **Past performance with the University, or any Hawai‘i government entity.** Describe the Contractor’s past performance in working with the University, any federal, state, or county government entity located in Hawai‘i, or any other college or university in Hawai‘i, in the construction of projects of comparable complexity and/or scope of work, and provide at least five (5) applicable references. **10 points**
b. Past performance in taking corrective action. Describe the Contractor’s past performance in taking corrective action and other responses to notices of deficiencies in the construction of projects of comparable complexity and/or scope of work. **5 points**

SUBTOTAL FOR CRITERIA 2 = **15 Points**

3. **Capacity to accomplish the work in the required time:** 10 points
   Describe the Contractor’s ability to meet project schedules, including examples of recently completed projects of comparable complexity and/or scope of work. Explain “how” and “what was done to meet scheduling requirements.

4. **Quality control and safety practices, techniques, and methods used:** 5 points
   Describe the Contractor’s quality assurance program and procedures that have been used on projects of comparable complexity and/or scope of work.

5. **Familiarity with applicable laws, codes, ordinances, and policies:** 5 points
   Describe the Contractor’s knowledge and familiarity with key laws, codes, ordinances, and University of Hawaii policies that require attention for renovation projects of this type. Elaborate by providing examples.

TOTAL POSSIBLE POINTS PER COMMITTEE MEMBER = **100 points**

**6.0 Request for Qualifications Submittal Timetable**

The University intends to pursue the following schedule for the review and consideration of all Statements of Qualifications submitted to the University. Any revisions to this schedule will be announced to all Contractors submitting SOQs.

Monday, November 14, 2011: **Notice of Request for Statements of Qualification.** Post the notice of Requests for Statements of Qualification on the Office of Capital Improvements Website.

Thursday, November 17, 2011 4:00 p.m.: **Requests for Clarification Deadline.** Requests for Clarification must be received by the University no later than 4:00 p.m. (Hawai‘i Standard Time) via e-mail to the following e-mail address: ponishi@hawaii.edu
Tuesday, November 29, 2011, 4:00 p.m.: Statements of Qualifications Submittal Deadline. Statements of Qualifications must be received by the University no later than 4:00 p.m. (Hawaiʻi Standard Time) addressed and delivered to:

Tom Katsuyoshi, Director of Facilities Management Office
Facilities Management Office, University of Hawaiʻi Manoa
Attention: Gartley Hall Structural Retrofit and Renovation RFSOQ
2002 East West Road, Room A-5
Honolulu, Hawaiʻi 96822

One (1) compact disc (CD) containing the complete SOQ, One (1) original and Three (3) copies of each Contractor’s Statement of Qualifications must be submitted at that time. Statements of Qualifications submitted via electronic mail will not be accepted.

December 1, 2011 – December 9, 2011: Evaluate Statements of Qualifications. The selection committee will evaluate and score the Contractor Questionnaires as submitted on the OCI website and the Statement of Qualifications of those Contractors who have made timely submittals.

December 12, 2011: Selection notification. At that time or whenever the University is prepared to do so, a minimum of five (5) highest ranked Contractors, or all ranked Contractors if less than five Contractors have submitted Statements of Qualifications, will be notified via email to the contact designated by each such Contractor.

December 19, 2011 – January 23, 2012: Request for Offers. The highest ranked Contractors will be invited to submit sealed offers for the construction Project in accordance with technical specifications, plans, and general and special provisions to be provided. The contract shall be awarded to the responsible and responsive offeror who submits the lowest priced offer and whose offer otherwise meets the requirements and criteria set forth in the project documents provided to the offerors under consideration.

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