REQUEST FOR STATEMENTS OF QUALIFICATIONS NO. 11-002

FOR CONSTRUCTION SERVICES
FOR
INFORMATION TECHNOLOGY CENTER
UNIVERSITY OF HAWAI‘I SYSTEM WIDE
PROJECT NO. UH 06-546

MARCH 2011

OFFICE OF CAPITAL IMPROVEMENTS
UNIVERSITY OF HAWAI‘I SYSTEM

The University of Hawai‘i (“University”), is soliciting Statements of Qualifications for a General Contractor (“Contractor”) to provide Construction Services for the Information Technology Center, University of Hawai‘i System Wide, at the University of Hawai‘i at Mānoa 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 on the “Projects” page.

1.0 Purpose of this RFSOQ

An RFSOQ for this project was previously issued in November 2010 (RFSOQ No. 10-001), and a subsequent Request for Proposals (RFP No. 10-001) was issued in December 2010. Offers received from this RFP exceeded the funds available for the project. The University cancelled the previous RFP and is initiating a new RFSOQ with the intent of reducing the cost of the work to an amount not exceeding the available funds.

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 between Bilger Addition and Physical Science Building at the University of Hawai‘i at Mānoa Campus, Honolulu, Hawai‘i. A map showing the project location is attached.

The project in general consists of construction of a six-story building of approximately 74,000 square feet. The building will provide a centralized facility for the University’s System wide Information Technology Services department, including a Data Center with a machine room of approximately 8,000 square feet, and Executive Situation Room, space for faculty to develop instructional and media content in support of their teaching and research, space for students to work with information technologies, teleconference and training rooms, meeting rooms, and staff offices. The project will seek LEED for New Construction, Version 2.2 (LEED NC v2.2) Silver certification.

The concrete building structure is clad with an aluminum and glass window wall on its exposed facades, and painted concrete where it faces an existing five-story concrete building (Bilger Addition) to its west. An exterior sun shading system and catwalk help to control direct sunlight and solar heat gain. Outdoor lanais and landscaped roofs occur at the intermediate floors, and a steel and glass canopy provides shelter for the building entrance and pedestrian arcade.

The project includes site demolition, clearing and earthwork, asphaltic concrete pavement, concrete pavement, site utilities including sewer, water, electrical and telecommunications ducts, landscaping, cast-in-place and structural precast concrete, structural and miscellaneous steel, carpentry, waterproofing and roofing systems, steel and wood doors, aluminum entry doors and window wall, gypsum board and metal framed interior partitions, acoustical ceilings, finish flooring, painting, access flooring, audio-visual and security equipment, elevators, plumbing, HVAC systems including cooling towers, chillers, condensers, pre-conditioned outdoor air dehumidification units, air handling units, fan-coil units, chilled beams and ductwork, automatic fire suppression systems, electrical, lighting, emergency generators, and telecommunications cabling and infrastructure.

It is the intention of the University to begin construction by the third quarter of 2011.

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: “brucet@hawaii.edu” and must include the following in the e-mail subject line:

“GC Qualification (IT Center): 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 brucet@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). IT Center, RFSOQ No. 10-001”), submit the following:

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

b) One (1) original and five (5) 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:

Bruce Teramoto
E-mail: brucet@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. Contractors’ qualifications will include their ability to provide value engineering services to reduce the project cost to meet the University’s construction budget. The amount of the budget will remain confidential until issuance of a Request for Proposals to the ranked Contractors.

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:

5.1 Experience and qualifications relevant to project type:

a. Experience relevant to project type. Describe the Contractor’s experience in relation to construction of data centers, mid-rise office buildings and University buildings of comparable complexity and/or scope of work, including the nature and quality of recently completed work. 25 points

b. Experience and ability to reduce construction cost. Describe the Contractor’s experience in providing value engineering services to reduce construction cost on projects of similar scope. Describe the staff and resources available to provide these value engineering design-assist services. 20 points
c. Experience with Hawai‘i construction projects. Describe the extent and depth of the Contractor’s experience and knowledge of Hawai‘i’s unique construction industry, including local construction conditions and practices, working with labor unions, and relationships with local subcontractors. **10 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. **10 points**

**SUBTOTAL FOR CRITERIA 1 = 65 Points**

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

e. 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**

f. 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**

5.3 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.

5.4 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.

5.5 Experience and professional qualifications relative to LEED (Leadership in Energy and Environmental Design) projects: 5 points

Describe the Contractor’s experience in constructing projects of comparable complexity and/or scope of work achieving LEED certification, and the level of certification (Certified, Silver, Gold, etc.)

TOTAL POSSIBLE POINTS PER COMMITTEE MEMBER FOR STAGE 1 = 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, March 28, 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 email to the following e-mail address: “brucet@hawaii.edu”

Wednesday, April 6, 2011: Statements of Qualifications Submittal Deadline. Statements of Qualifications must be received by the University no later than 4:00 p.m. (Hawai‘i Standard Time) addressed and delivered to:

Brian Minaai, Associate Vice President for Capital Improvements
Office of Capital Improvements, University of Hawai‘i System
Attention: IT Center Construction Services RFSOQ
1960 East West Road, Biomedical Sciences Bldg. B-102
Honolulu, Hawai‘i 96822

One (1) compact disc (CD) containing the complete SOQ, One (1) original and five (5) 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.

April 7 – April 13, 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.
April 14, 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.

April – May, 2011: Request for Proposals. The highest ranked Contractors will be invited to submit proposals for construction services for the Project. The Request for Proposals will include more specific information regarding the Contractor’s qualifications, a construction offer price based on a set of technical specifications, plans, General and Special Provisions, proposed value engineering items and cost reduction prices, and other project related criteria which will be provided at the time of the invitation.

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