The University of Hawai‘i ("University") is soliciting Statements of Qualifications for a General Contractor ("Contractor") to provide Preconstruction and Construction Services (collectively the “GC services”) for Kuykendall Hall Renovation, University of Hawai‘i at Mānoa ("Project") in accordance with the University’s Administrative Procedure A8.280.3, which can be found on the UH website: http://www.hawaii.edu/apis/apm/a8200/proc/A82803.pdf. This procurement procedure is for qualifications-based construction procurement for negotiated construction, primarily for design-assist construction projects. The GC services to be provided by the selected Contractor include the following:

(1) Preconstruction services. Preconstruction services during the Project design and construction documentation phases, including, without limitation, design assist; constructability review and cost estimating services; quality control; efficient constructability; cost management and effective scheduling. (Note: The Contractor’s pre-construction services for this project will commence with 85% completed construction documents and is anticipated to extend over a period of eight (8) months)

(2) Construction services. The construction services required during the construction phase to complete the construction of the Project. Award of this phase of services will be in accordance with Section 8.0 Construction Phase (see below).

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.
The University of Hawaii shall have the right to cancel this RFSOQ in its sole discretion at anytime prior to the award of the contract when such action is in the best interest of the University.

1.0 Purpose of this RFSOQ

The University seeks to contract with a Contractor for preconstruction and construction services for the Project as described in Section 2.0. Selection will be made on the basis of qualifications. The University intends to select a Contractor in a timely manner. 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 proposed Kuykendall Hall Renovation project is located at 1773 Donaghho Road (west end of Correa Road), University of Hawai‘i at Mānoa, Honolulu, Hawaii. (See attached map.)

2.1 Background

Originally built in the 1960s and renovated in the late 1980s, the 7 stories of offices and 4 stories of classrooms, comprises the total 80,000 square feet of Kuykendall Hall. In support of the Hawaii Clean Energy Initiative, the UHM administration has decided to make the renovation of Kuykendall Hall a LEED Platinum model for energy efficiency, renewable energy and sustainable design. The Kuykendall Hall project will be the first zero net energy (non-fossil fuel dependent) retrofitted building in the State of Hawaii. Kuykendall has been designated as one of three US Department of Energy projects in the DoE’s national Commercial Building Partnership Program administered by the Lawrence Berkeley National Lab. Furthermore, this project has been recognized by the federal government as part of a White House initiative, the Better Building Challenge, as a leader in the commitment towards an energy independent future for the nation. The Kuykendall innovations, in every aspect- its dollar and energy savings, its use of natural ventilation, daylighting, renewable energy, its advanced design and monitoring methods and the enhanced quality of classroom and office spaces, make this project a “must do” and “must do right” for the University and the State. When successfully completed, Kuykendall Hall will demonstrate replicable, 21st Century solutions for building renovations in Hawaii and beyond.

2.2 Demolition

Demolition will include the asbestos abatement. Hazardous material assessment has found asbestos in the existing vinyl tile, exterior window caulking, and joint compound. In accordance with all local, state, and federal regulations, removal of asbestos containing materials should be performed by a State of Hawaii licensed asbestos abatement contractor.
Demolition at the existing 4 story classroom building will include all existing exterior non-structural walls, windows and louver system, existing interior non-structural drywall assemblies, existing suspended acoustical and drywall ceilings, finish floor coverings, and door/door hardware. The existing mechanical, plumbing and electrical systems shall be removed and upgraded to accommodate the new design. The existing restrooms finishes and fixtures will be removed. The existing first level addition at the northwest corner shall be removed. The existing auditorium fixed seating, floor covering, wall panels, and stage will be removed. The existing roof assemblies shall be removed to the structural slab to accommodate the new PV roof system, mechanical equipment, and thermal insulation required to meet current energy code. Portions of the existing concrete ledge will be removed for the proposed exterior acoustical chambers.

The existing exterior louver and window systems at the existing breezeways between the classroom and office buildings will be removed. The vinyl tile will also be removed.

Demolition at the existing 7 story office tower will include all existing exterior window and louver systems, existing window a/c units, existing interior non-structural drywall assemblies, existing suspended acoustical and drywall ceilings, finish floor covering, and door/door hardware. The existing restrooms finishes and fixtures will be removed. The existing roof assemblies will be removed to the structural slab to accommodate the new PV roof system, mechanical equipment, and thermal insulation required to meet current energy code.

Site demolition will include the removal of the existing mechanical, and compressor buildings along the south side of the classroom building, and the existing courtyard concrete slab.

2.3 Energy / Sustainable Design Components

This building renovation takes a “whole systems” design approach- meaning that all architectural components and building systems work dynamically together as an integrated whole and these systems work interactively with the microclimatic conditions of the site. Much of the building systems actions will be automated to respond to the changing conditions on the building’s exterior. These actions will be controlled by a Building Management System (BMS) and an integrated Energy Management System (EMS). The bulk of the building will be operated through passive design and mechanical assist methods. The ground floor of the classroom building will be only fully air conditioned space in the project. The purpose of this design approach is to reduce escalating energy costs and deliver comfort through a positive interaction with the benign climate of Hawaii.

2.3.1 Natural Ventilation

1. The entire office tower and the majority of the classroom building are naturally ventilated with two forms of fan assist
2. Air intake passages are designed with acoustical material to abate noise transfer from exterior
3. Mold growth elimination is critical in these areas. All materials must be mold
inhibiting. Air intake and transfer ducts have sensor controlled dampers. Air
intakes and all exterior windows will close automatically at night and open
automatically in morning to enable the effective operation of the night time
dehumidification system.
4. Intake ventilation chambers on designated locations of façade will incorporate
photovoltaic (PV) modules

2.3.2 Daylighting and Shading
1. Façade configurations contain shading devices and light shelves that have
been calculated to optimize daylight delivery into the classroom and office
spaces.
2. The daylighting is linked to the Direct Digital Control (DDC) system that
operates the energy efficient, interior electric lighting system

2.3.3 Applied and Building Integrated Photovoltaic (BIPV) Systems
1. Large PV arrays will be applied to both the classroom and the office tower
rooftops.
2. PV modules will be integrated into several of the facades of both buildings

2.3.4 Control Systems
The buildings will be monitored and operated by an integrated system of controls.
They will include a rooftop weather station, EMS to system operations and energy
use and a BMS to control the operation of the components on the building
envelop.

2.4 Electrical Work
2.4.1 Existing electrical system: Disconnect and removal of all electrical/telecom/fire
alarm equipment from the classroom, office tower, and transformer vault. The
existing main telecom room will remain, and the existing main fire alarm panel
will be reused. The existing portable annex buildings are not part of this scope of
work. The existing 12.47KV primary to the transformer vault will be reused. A
new 750KVA 12.47KV-208Y/120V oil filled transformer will be required.

2.4.2 Proposed Electrical Design: The classroom building and office tower will be
provided with a single feed, with vertical distribution via new stacked electric
room. The office tower shall be provided with emergency generator power.

2.4.3 Outlets will be provided along the classroom perimeter, and seating areas in the
classroom corridors, and breezeway for laptop/notebook charging. Furthermore,
appropriate plug loads will be controlled via occupancy sensors to automatically
turn on or off. Outlets which require 24 hour power will not be controlled.

2.4.4 Ceiling fans in classrooms and offices will be DC motor type and powered via a
24VDC power supply..
2.4.5 The project’s electrical load will be monitored by the selective placement of meters including the main meter at the vault, HVAC equipment, PV system, plug loads and lighting system metering, and integral circuit breaker meters serving both the classroom and office tower feeds.

2.4.6 To comply with the project’s energy efficiency goal, the target foot candles for classroom is 30 footcandles, and 20 foot candles maintained for the typical office space. Supplemental lighting will be via natural daylight, and task lighting. Light systems will utilize occupancy sensors, day lighting sensors, and time clocks where practical.

2.4.7 Controls and metering: Lighting and outlets will be controlled via a distributed network of intelligent relays interconnected via Cat 5e cables. Most branch circuits will be routed via a Relay Module which will allow for the controls of circuits down to the “zone” level. Zone in this instance will be defined as a single classroom or a single office space. These relay modules will also allow for the energy usage metering at the zone level. Since this is a distributed network for relay modules, there is NO single point of failure as far as building operations are concerned. Once the relay modules are programmed it does not rely on continued input from the overall network. The overall network will be utilized for continued programming modifications and monitoring purposes.

2.4.8 The system being proposed is an all-in-one system, which replaces the past design of having separate parts to do similar functions (i.e. the past system may have consisted of a smart panel with branch circuit monitor/control, lighting control panel, dimmer system, occupancy/daylight sensor system, all compiled and put together amongst the various manufacturers).

2.4.9 System access will be via a local handheld IR device for reprogramming individual modules, or via a computer through the UH data network system.

2.4.10 Telecom: The existing main telecom room will be reused. Conduits will travel vertically via stacked telecom closets, and horizontally within each floor via cable trays. Locations requiring computer access will be provided with an outlet, and conduit stubbed into the ceiling space. Wireless access points will be provided throughout the building.

2.4.11 Fire alarm and security systems will be provided to both classroom building and office tower.

2.4.12 Photovoltaic Systems: PV panels shall be provided on the rooftop of both buildings, exterior wall surfaces, and via a building integrated photovoltaic system (BIPV), to meet a “net-zero” energy usage goal for the Kuykendall project.
2.5 Additional Construction Information

The scope of renovation will include new partitions, doors, suspended acoustical tile or gypsum wallboard ceilings, plumbing fixtures, ceiling fans, operable exterior windows and louvers, electrical, lighting, security systems, and information technology and energy management systems.

Corridor walls in the classroom buildings will be one hour fire rate wall assembly with an STC rating 45-50. Classroom demising walls will have a double stud wall assembly with an STC rating 50 -55. Office partitions and corridor walls will have an STC rating of 40 – 45, and 45 – 50 respectively. Classroom doors and corridor/breezeway doors will have a 20 minute fire rating, and have a glasslite. Vertical shaft walls assemblies shall have a 2 hour fire rating.

New exterior window wall assemblies will have operable awning and casement windows. The awning windows shall be operable, with actuators that are EMS overrides. The casement windows are lockable and used primarily for maintenance purposes.

The existing office tower elevator will be modernized and secured in accordance with the University’s current campus wide elevator modernization program. A new elevator will be provided for the classroom building, and roof.

3.0 Responding to this Request for Qualifications

The University has developed the schedule of events (see Section 6.0) with dates for this solicitation process. The RFSOQ and schedule are subject to change. Contractors are advised to visit the OCI Website frequently to check for changes and updates to the RFSOQ, including the Schedule. 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. Prospective Contractors must take the following actions according to the specified timelines in order to participate in this process.

3.1 Interest in Responding to RFSOQ

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 names, address, telephone number, fax number, and email address of the Contractor (firm) and contact person.

3.2 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 (hereinafter SOQ), 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 (Kuykendall Hall Renovations) RFSOQ Questions + (the name of your organization)”.

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

3.3 Costs For SOQ Preparation

Any costs incurred by Contractors in preparing or submitting the SOQ shall be the sole responsibility of the Contractor, will not be reimbursable by the University, and cannot be included in any GC services fee proposal (either the Preconstruction Services of the Construction Services fees).

3.4 Preparing and Packaging Your Statement of Qualifications:

Statements of Qualifications should provide straightforward, concise information that satisfies the requirements noted in this RFSOQ. 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 SOQ should clearly and accurately demonstrate specialized knowledge and experience required for consideration. In a sealed envelope (clearly marked “Statement of Qualifications – (firm name), Kuykendall Hall Renovation, University of Hawai’i at Mānoa, RFSOQ No. 12-023), 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:

Patrick Onishi
Email address: ponishi@hawaii.edu

3.5 Nondisclosure Of Designated Trade Secrets Or Proprietary Information

If the Contractor’s SOQ contains proprietary information (including trade secrets) that the Contractor desires to keep confidential, the Contractor shall clearly designate, mark, and separate out such proprietary information as confidential. The Contractor’s SOQ shall also contain a letter requesting nondisclosure of such proprietary information, including, without limitation, any trade secrets, and such letter shall specify, identify, and describe the portion of the Contractor’s SOQ and the proprietary information that the Contractor desires to keep confidential. Any
such proprietary information accompanying the Contractor’s SOQ shall be labeled CONFIDENTIAL and easily separated in order to facilitate eventual public inspection of the non-confidential portion of the SOQ. The Contractor may not designate its entire or majority portion of its SOQ as proprietary and confidential and any such attempted designation may, at the University’s sole discretion, be grounds for disqualifying the Contractor. If the University disagrees with the Contractor’s designation of proprietary information, the University will notify the Contractor. If the Contractor is not willing to abide by the determination of the University, the University may reject all or any portion of the Contractor’s SOQ containing the claimed proprietary information in dispute. By submitting the SOQ, each Contractor acknowledges and agrees that the University is subject to public disclosure requirements, such as Chapter 92F, Hawai‘i Revised Statutes, and if it is determined that certain information contained in Contractor’s SOQ must be disclosed by the University pursuant to such requirements, the University will disclose such information and the Contractor will not have and shall release and discharge the University from any claim or action relating to such disclosure of information from the Contractor’s SOQ.

3.6 Availability of Funds

Contractors are advised that the award of this contract is contingent upon availability of funds. If funds are not available, the University reserves the right not to make award of this contract.

3.7 Notice to Proceed

The University shall not be responsible for work done, even in good faith, prior to the University issuing the Notice to Proceed, unless specific provisions are made in the contract.

3.7 RFSOQ Submittals Become Property of the University

All SOQs and other materials submitted shall become the property of the University and may be returned only at the University’s option.
4.0 Evaluation and Selection Process

It is the intention of the University to negotiate a contract with the first-ranked contractor based on the qualifications of the Contractor, as demonstrated by their evidenced competence and experience to accomplish the work of this project in their SOQ. Fees are not the controlling criteria.

The Statements of Qualifications of those Contractors who have timely submitted their SOQs will be evaluated and scored by members of a selection committee, which will be comprised of at least three 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 negotiate a contract with the first-ranked Contractor. If a satisfactory contract cannot be negotiated with the first-ranked Contractor, such negotiations shall be terminated and negotiations with the other Contractors in order of their rankings shall commence. Negotiations shall be conducted confidentially.

The University will have the option to invite the Contractors to give a presentation on their Statement of Qualifications. Contractors being interviewed will be required to include members of their proposed preconstruction team that will perform the work of the Project. The presentation and responses during the interview process will be used to clarify and validate the Contractor’s Statement of Qualifications.

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 and qualification of the Company. The age of the firm and its average number of employees over the past five years, including actual number of employees in 2010 and 2011; also include:

      i. The financial capability, including capital and operating resources available to the Contractor, in providing the GC services described in this solicitation.

      ii. Any litigation, arbitration, administrative proceeding or formal complaint(s), including mechanics liens filed by or against the Contractor during the last five (5) years resulting from or attributable to its current or past involvement with any major construction projects.

      iii. Any formal complaints filed against the Contractor’s entity or company with the State of Hawaii Department of Commerce and Consumer Affairs, the State of Hawai‘i Department of Labor and Industrial Relations or with any other state or federal agency.
iv. Any pending or threatened litigation, arbitration, or administrative proceeding against or by the Contractor. Provide details and an opinion of legal counsel that the pending or threatened litigation, arbitration, or administrative proceeding will not impair, hinder, limit or otherwise interfere with the Contractor’s ability to perform the GC services required under this SOQ.

v. Any pending or proposed transactions or agreements to merge, sell, expand down-size, consolidate, streamline, or modernize the general contractor’s entity or company.

vi. Any information relating to the filing of: (a) bankruptcy actions, (b) debtor proceedings, (c) case or proceeding, voluntary or involuntary, by or against the Contractor, Contractor as debtor, under any provision of the federal bankruptcy code, (d) any case or proceeding, voluntary or involuntary, by or against the Contractor, under any state statute governing any debtor or creditor rights, seeking to have an order or decree rendered against the Contractor directing any readjustment, arrangement, composition or reduction of the Contractor’s debts, liabilities or obligations or making any assignment for the benefit of creditors or any similar actions.

vii. Any contracts or agreements involving the Contractor (whether or not involving major construction projects) that have been terminated prior to the full performance or completion of the services required there under or the expiration of the term identified in the contract or agreement, including, without limitation: (1) the parties to the contract or agreement, (2) the type and value of the project involved, (3) the Contractor’s role in or the type of services provided by the Contractor under the contract or agreement, (4) the start and termination dates, (5) project milestones achieved by the project and the Contractor (6) the reason(s) why the prior contract or agreement was terminated, (7) the circumstances surrounding or affecting the Contractor’s performance under the prior contract or agreement, (8) the Contractor’s role or contribution to the termination of the prior contract or agreement, and (9) the names, addresses, telephone numbers (including cell phone numbers), fax numbers, and email addresses of the project manager or person with similar authority who was employed by the client or entity for whom the Contractor performed these GC services under such prior contract or agreement.

15 points
b. **Experience relevant to preconstruction and construction (Design-Assist) services for educational and/or institutional facilities.**

i. Describe the Contractor’s project specific experience related to preconstruction, and construction (Design-Assist) services for buildings of comparable complexity and scope of work. Elaborate on the working relationship between the architect, owner and contractor during the preconstruction phase; identifying issues and solutions encountered.

ii. Describe The Contractor’s experience involving renovation of educational/institutional buildings that include classrooms, offices, meeting spaces, auditoria and support spaces and University buildings of comparable complexity and/or scope of work, including the nature and quality of recently completed work within the last five (5) years.

15 points

c. **Experience relevant to type of construction.** Describe the Contractor’s experience related to renovation of cast-in-place concrete structures that employ a mixed-mode design system in delivering comfort and reducing energy demand; incorporating both passive and mechanically activated environmental control systems within the building. Also describe the Contractor’s successful experience with the construction of buildings that utilize electronic control systems that operate the mixed-mode system and integrate with the EMS (energy management system) and the BMS (building management system) that has been completed within the last five (5) years.

10 points

d. **Experience with State of Hawai‘i and City and County of Honolulu construction projects.** Describe the extent and depth of the Contractor’s experience and knowledge, within the last five (5) years of:

i. State of Hawai‘i and City and County of Honolulu’s unique construction industry, including local construction conditions and practices, working with labor unions, and relationships with local subcontractors.

ii. State of Hawai‘i and City and County of Honolulu’s governmental agencies and permitting processes

5 points
e. **Professional staffing capabilities.** Describe the experience of the personnel that will be assigned by the Contractor to be performed by the two teams, one for the preconstruction and the other for 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 to perform the preconstruction and construction services separately, 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 preconstruction and 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 = 60 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. Describe the qualifications, the extent and depth of the experience of the specific personnel and their job description on comparable projects who will be assigned by the Contractor to work on this project. Provide at least five (5) applicable references. **5 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 = 10 Points**

3. **Experience and professional qualifications relative to LEED (Leadership in Energy and Environmental Design) projects:** **10 points**

   Describe the Contractor’s experience in preconstruction and construction phases of projects of comparable complexity and/or scope of work achieving LEED certification, and the level of certification.
4. **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 design assist projects of comparable complexity and/or scope of work.

5. **Preconstruction and Construction Services Fees:** 10 points

These fees stipulated by the Contractor will be evaluated based on the points assigned to this criterion.

a. **Preconstruction Services fee.** Stipulate and describe the structure, composition, and amount of the Contractor’s fee for the Preconstruction Services portion of the GC services for the Project, including any discounts, refunds, and reimbursables. Each Contractor should specify the time duration assumed.

b. **Construction Services Fee.** Stipulate and describe the structure, composition, and basis for computing the Contractor’s fee for the Construction Services portion of the GC services for the Project, including the total overhead, profit & fee, and detailed general conditions.

c. **Restrictive conditions.** Describe any restrictive conditions and deadlines or additional requirements requested by the Contractor in relation to the payment of any of the fees for the Preconstruction Services or the Construction Services and/or the reimbursable expenses.

**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 posted on the OCI Website.

**Wednesday, April 4, 2012:** Notice of Request for Statements of Qualification. Post the notice of Requests for Statements of Qualification on the Office of Capital Improvements Website.

**Thursday, April 12, 2012, 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:

Patrick Onishi
Email address: ponishi@hawaii.edu

**Thursday, April 19, 5:00 p.m.: University’s Response for Clarification Deadline**
Wednesday, May 2, 2012, 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. (Hawai‘i Standard Time) addressed and delivered to:

Tom Katsuyoshi, Director of Facilities Management Office
Facilities Management Office, University of Hawai‘i Manoa
Attention: Kuykendall Hall Renovation RFSOQ
2002 East West Road, Room A-5
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.

May 4 – 11, 2012: 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.

May 15 – 16, 2012: Contractor Interviews. At the option of the University, ALL contractions responding to this Request for Statements of Qualifications (RFSOQ) may be requested to make a presentation of the information submitted in their Statement of Qualifications (SOQ). Should interviews be required, all contractors submitting their SOQ’s will be notified by email by May 8, 2012.

May 16, 2012 or thereafter: Selection notification. At that time or whenever the University is prepared to do so, the University will notify the first ranked Contractor and commence with negotiating a preconstruction services contract. If a contract at a fair and reasonable price can not be negotiated with the first ranked contractor, such negotiations shall be terminated and negotiations with the other contractors in order of their rankings shall commence. Negotiations shall be conducted confidentially.

The contract award shall be posted electronically on the OCI Website http://www.hawaii.edu/oci/main.html within seven (7) days of the contract award and shall remain posted for at least one year.

7.0 Debriefing

The purpose of a debriefing is to inform the Contractors of the results of the evaluation of their qualifications as was presented. the committee. A written request by a non-selected Contractor for a debriefing shall be made within three working days after the posting of the award of the contract. Debriefings shall be held by the University, to the maximum extent practicable, within seven (7) working days of receiving a timely written request for debriefing.
8.0 **Construction Phase**

Award of the construction phase of the Project to the selected Contractor is subject to the following:

a. University has determined that (i) the selected Contractor has satisfactorily performed and completed the preconstruction services portion of the GC services, including, without limitation, the design-assist, constructability review and cost estimating services (collectively the Preconstruction Services); and (ii) after the Project design and construction documentation phases, the selected Contractor remains the general contractor offering the University the most advantageous option for completing the Project construction;

b. University has the sole discretion to proceed with the construction services portion with the selected Contractor to build and complete the Project after the Project design development and construction documentation phases are completed, and is subject to available funding and other circumstances affecting the University’s decision at that time; and

c. University and the selected Contractor have successfully concluded negotiations and reached agreement on the terms of the contract covering the Construction Services for the Project (Construction Contract).

9.0 **Fees for Preconstruction and Construction Services**

See attached Excel worksheet.

10.0 **Other Information Available**

Project overview attached:

1. Design Strategies (pdf)