

**Request for Qualifications**  
**Construction Management at Risk for**  
**Pre-Construction and Construction Phase Services**  
**Florida Institute for Human and Machine Cognition (IHMC)**  
**IHMC Healthspan, Resilience, and Performance Research Complex (HRPRC)**  
**Pensacola, FL**

**INTRODUCTION**

IHMC seeks a Construction Manager at Risk for pre-construction and construction services for its Healthspan, Resilience, and Performance Research Complex (HRPRC) adjacent to their existing campus in Pensacola, FL. The selected construction manager will become a part of the Owner and Architect team and will be expected to provide estimating, management, scheduling, phasing, and constructability expertise during the design phase of the work along with complete construction of the designed facility. Attached with this RFQ, you will find the Programming Document to further understand the scope of the project.

After reviewing the qualification submittals, IHMC will establish a short-list of construction managers to interview. The selected construction manager will be asked to present and discuss your company's history, financial stability, relative experience, and personnel, along with pre-construction services, safety program, quality assurance, proposed fees, and answer any questions from the selection committee. Upon selection of a Construction Manager, IHMC would enter into a contract for pre-construction services with the goal of entering a full Agreement to provide construction services upon the establishment of a Guaranteed Maximum Price (GMP).

Qualifications packages will be evaluated by the IHMC Selection Committee, resulting in one firm being selected to provide pre-construction and construction of the HRPRC. In determining whether a firm is selected, IHMC shall consider such factors as the ability of professional personnel; past performance; willingness to meet time and budget requirements; location of the supporting office; recent, current, and projected workloads of the firm; and other pertinent factors.

Please find additional information and questions below.

**PROJECT OVERVIEW**

The HRPRC will be a leading-edge laboratory and office building integrating research laboratories with administrative support and outreach/training spaces in what is projected to be an approximately 44,000 sf facility (projected 3 or 4 stories with height not exceeding 75 feet) constructed on existing IHMC property at the southwest corner of East Garden Street and South Alcaniz Street in downtown Pensacola, Florida. The new HRPRC will broaden IHMC's Pensacola campus to three buildings in proximity, located in the Pensacola Historic District at Romana and Alcaniz Streets, and will be consistent with, and complementary to, the Levin Center for IHMC Research.

The HRPRC will be designed to enable research across the spectrum from molecules to humans, with some research space having a high ceiling height surrounded by overlooking laboratories and offices. The design shall include premanufactured demising walls for future reconfiguration. Preliminary programming concept documents are available upon request via HRPRC@ihmc.org. The cost of the Project is approximately \$20,000,000 and is anticipated to be completed January of 2024.

### **PROJECT SCHEDULE**

Design Team - Programming and schematic design March thru May 15<sup>th</sup>, 2022

Design Team – Early site, foundations, long lead time packages – May 15<sup>th</sup>, 2022

Design Team – Bid / Permit Package – October 30, 2022

Construction – August 2022 thru December 2023

CM RFQ Announced – March 22<sup>nd</sup>, 2022

CM Questions / Clarifications due – March 31<sup>st</sup>, 2022

Responses to Questions / Clarifications posted on IHMC website – April 7<sup>th</sup>, 2022

CM RFQ package due to IHMC – **April 15<sup>th</sup> by 2 pm**

IHMC to announce shortlist firms – April 21st, 2022

CM Interviews – May 3rd, 2022

CM award Notification – May 5th, 2022

### **SERVICES REQUESTED**

#### *PRE-CONSTRUCTION SERVICES:*

- Schedule and Phasing development and updates
- Attend meetings, manage information, review documents
- Prepare budgets/estimates at multiple design stages
- Construction staging, phasing, traffic and site management plan
- Review and management of project constructability

#### *CONSTRUCTION SERVICES:*

- Construction and management of complete project as indicated in final construction documents and specifications. Project will be broken into phasing of early release packages depending on overall design and construction schedule as developed during preliminary phases.
- Contract Basis: Fee + General Conditions with a conversion to a Guaranteed Maximum Price (GMP) contract with a cost savings split clause.
- Contract will be standard AIA A133 2017 Edition as negotiated.
- General Conditions will be standard AIA A201 2017 Edition with architect's modifications as negotiated (Supplemental Conditions).

### **REQUESTED INFORMATION**

#### *EXPERIENCE/QUALIFICATIONS:*

1. Provide a brief overview of your firm, including history, ownership, size, and financial capabilities.

2. List the name, experience, roles and organization of the proposed project team. Please specifically list their experience in working on projects of similar size and scope while also describing what makes this team a good fit for this project.
3. List similar projects completed or currently under construction by your firm in the past five (5) years, including completion dates, project team names, contracting method and owner/architect contact information.
4. Describe your firm's approach to this project and explain why your company would be the best Contractor for the project.
5. Describe your firm's purchasing strategy highlighting both material difficulties and successful measures during the last two years with supply chain challenges.
6. List project construction experience with BSL-2 level wet laboratories.
7. Describe your experience with fast track/early release construction packages.

*COST:*

1. Expressed as a lump sum amount - what is your company's proposed cost for providing pre-construction/estimating services for this project based on the scope of services outlined above and required per the AIA A133?
2. Based on the cost allocation outlined below and expressed as a percentage of the total cost of the work – what is your proposed fee? Fee shall include the following:
  - a. Profit
  - b. Main Office Expense (Company Officers/Principals, Accounting, Payroll, Legal, Human Resources, etc.)
  - c. Licenses
3. Based on the cost allocation outlined below and expressed as a lump sum amount – what is your **per month** General Conditions cost? General Conditions shall include the following:
  - a. Project Management
  - b. Field Supervision
  - c. Scheduling
  - d. Administrative & Clerical Work
  - e. Safety Management & Administration
  - f. Payroll, Taxes and Insurance for classifications provided herein
  - g. Technology expense (computers, software, mobile phones, etc.) for classifications provided herein.
4. What is your company's markup for labor burden applied to direct labor included in the Cost of the Work?
5. Should savings exist between the agreed upon Guaranteed Maximum Price (GMP) and the final cost, what is your proposed savings split between Owner and Contractor?
6. What is your company's rate for a performance and payment bond?

**RFQ SUBMISSION INSTRUCTIONS**

Qualifications packages are due **April 15<sup>th</sup> by 2 pm** CST. Each package will be submitted electronically via email to HRPRC@ihmc.org as a single PDF file not to exceed 20 Mb. For a qualifications package to be considered complete, it should include the following sections in the order listed below:

1. Contact information: Point-of-contact name, address, phone, and email
2. General description and history of the firm
3. Statement of financial stability and bonding limit
4. Brief descriptions of completed projects similar in scope and type
  1. At least two relevant past projects that exceeded \$15M in total costs and at least one that exceeded \$20M
  2. A list of three references and their contact information
  3. A list of projects completed within a historic district.
5. Overview of the firm's approach to the Project
  1. Strategies to deliver the HRPRC within the overall allotted design and construction timeframe
  2. Approach to budgeting, budget validation, and cost estimating
  3. Approach to quality control across all phases
  4. Methods of record keeping, and reporting systems used
6. Organizational chart as it relates to the Project
  1. Indicate key personnel and their roles/responsibilities/effort (%) allotted for this Project
  2. Include any partners or consultants and their services/roles/responsibilities
  3. Indicate full time on-site personnel versus office personnel.
7. Resumes of key individuals to be involved in various aspects of the Project
8. Proof of professional licensure in Florida
9. Evidence of required insurance coverage
10. Contact information of three references (i.e., former clients for relevant projects similar in scope)