

Request For Qualifications for Construction Manager as Constructor

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The Center City District (“CCD”), Philadelphia, PA will be accepting **QUALIFICATIONS from Construction Managers as Constructors** in order to provide Pre-Construction, Construction Management and Construction Services as described in **AIA Document A133-2019, Standard Form of Agreement Between Owner & Construction Manager as Constructor** (whereby Basis of Payment to be Cost of the Work Plus a Fee with a Maximum Guaranteed Price), and **AIA Document A201-2017, General Conditions of the Contract for Construction** for CCD’s New Administrative Office Facility Project (2023 thru 2024, 3rd Quarter) to be located at the Land Title Building, 100 S. Broad Street, Suite 1N, Philadelphia, PA 19110. Interested parties may register at <https://centercityphila.org/rfq> to receive further details and instructions. No telephone calls, please. All completed **Requests for Qualifications - (“RFQ”)** are due **in-person** by 2:00PM EST on November 13, 2023, three (3) copies, pursuant to the instructions.

Center City District Background Information

The Center City District (“CCD”), founded in 1990, is organized as a “Municipal Authority” in the Commonwealth of Pennsylvania and is a private sector sponsored business improvement organization whose mission is to enhance Center City Philadelphia as a 24-hour downtown that is a competitive setting for businesses and a preferred place to live, with a public environment that is clean, safe, attractive, and walkable. CCD programs include, but are not limited to sidewalk cleaning, graffiti removal, streetscape improvements and maintenance, crime prevention and general pedestrian assistance, as well as marketing and promotional activities designed to enhance the image and experience of Center City. CCD also manages and programs four Center City parks, three through long-term leases with the City of Philadelphia and one owned through a subsidiary, the Center City District Foundation.

Request for Qualifications - (RFQ) - CCD New Administrative Office Facility Project (2023 thru 2024, 3rd Quarter)

Center City District (“CCD”) is soliciting qualified Construction Managers as Constructors for the purposes of constructing its New Administrative Office Facility as referenced above.

- New Lease Space is a total of (+/-) 26,588 SQFT and consists of:
 - A Street Level Space of (+/-) 14,942 SQFT with ceiling heights of (+/-) 8’—2” AFF (*in areas under the mezzanine*) to (+/-) 20’ AFF (*in areas with no mezzanine above*)
 - A Mezzanine Level Space of (+/-) 11,646 SQFT with ceiling heights of (+/-) 8’—2” to 8’- 4” AFF that is connected to the Street Level Space below via an architectural staircase and an elevator.
 - Floor to Ceiling Windows on two (2) Elevations
- The new lease space is designed to accommodate office/facilities for the following CCD entities:
 - Center City District, CCD Parks, CCD Foundation, Central Philadelphia Development Corporation, and a City of Philadelphia Police Department Sub-Station
- The Timeline Date for Substantial Completion of this Project is estimated to be approximately September 15, 2024
 - The Actual Substantial Completion Date is subject to refinement.

This is a two (2) part process. First is the issuance of this RFQ to select qualified Construction Managers as Constructors for potential interviews & for consideration to possibly move forward. The second will be to issue a Request for Proposal (“RFP”) to invitees and request fee/price proposals from participants determined to be qualified as a result of the RFQ process.

Schedule for RFQ

- Run Advertisement for RFQ on or before: November 3, 2023
- Issue RFQ to Interest Parties on or before: November 3, 2023
- Completed RFQ Qualification Packets Due In-Person to CCD by 2:00PM EST: November 13, 2023

*** Only Select Pre-Qualified Construction Managers as Constructors will be Invited for an Interview after the Pre-Qualification Process.

*** Participants determined to be qualified shall be invited to continue to the RFP Process

*** CCD reserves the right to accept or reject any RFQ and/or RFP Packages, all or in part without cause.

Qualification Elements to be Addressed within RFQ

Interested **Construction Managers as Constructors** to **PROVIDE** the following information at a minimum for consideration:

AIA Document A305-2020, *Contractor’s Qualification Statement* that includes the following Exhibits: **Exhibit A** – General Information; **Exhibit B** – Financial and Performance Information; **Exhibit C** - Project Specific Information; **Exhibit D** – Past Project Experience (featuring up to 4 projects); **Exhibit E** – Past Project Experience (continued, featuring up to 5-8 projects)

- Qualifications Packages must demonstrate:
 - A minimum of seven (7) years’ experience working on high visibility projects of similar size & scope
 - Ability to assemble “*Complex Teams*” that possess the skill, trades, and professionalism essential to complete the project.
 - Ability or similar experience in mobilizing large diverse teams of employees and contractors.
 - Work planning abilities
 - Ability to meet and coordinate with the CCD Teams and Others
 - Your organizations Pre-construction prowess and expertise in collaborating with Owner, Owner Representative, Architect and Engineering Teams to achieve viable Value Engineering (VE) alternatives with minimal impact to Owner/Client programs and overall design intent. Provide four (4) examples of VE Budget success stories along with Owner/Client testimonials.
 - Ability to perform all aspects of the project utilizing a UNION workforce.
 - Safety Records/Protocols & Job Site Accident History
 - Your team’s composition by number of permanent employees consisting of Leadership, Superintendents, Project Managers, Field Personnel, temporary and/or contracted employees, etc.
 - Ability to navigate “*Supply Chain Issues*” to facilitate on-time, and as specified materials to the jobsite/project to ensure timelines, deadlines and substantial completion dates are maintained.
 - A minimum of four (4) completed projects with associated photographs whereby the Construction Manager was also the Prime Contractor, including project addresses, names/addresses of clients and owners.
 - Scope descriptions and narratives that demonstrate organizational experiences with projects in similar scope, size & character. Provide a reference from each project owner, along with contact information. Provide summaries of the original contract duration and the final duration from Notice to Proceed to Substantial Completion. Provide summaries of base contract amounts, final cost of all change orders and value of all claims, whether accepted or denied. All projects presented shall have been completed within the past five (5) years.
 - Anti-discrimination practices, policies, and utilization of qualified, available Disadvantaged Minority (M-DBE), Disadvantaged Women (W-DBE) and Disadvantaged Disabled (DS-DBE) Owned Business Enterprises, Inclusion & Diversity Participation in the performance of Projects and in procurement of goods and services.