**City of Bryant**
**REQUEST FOR QUALIFICATIONS (RFQ)**
**CONSTRUCTION MANAGEMENT FIRM**

The City of Bryant Requests Statements of Qualifications from interested Construction Management Firms to perform Construction Management Services for projects including in the recent Bond refinancing that passed by a vote of the citizens of Bryant.

These projects include but are not limited to: Additional facilities for the Parks & Recreation Department, including possible land acquisition, shade structures, drainage improvements, playgrounds, Center enhancements, etc. (not to exceed $4 million). and Two new Substation Fire Stations including possible digital fiber leading to these new stations and possible land acquisition (not to exceed $5 million).

These two main projects for the Parks and Recreation and Fire Department will collectively hereinafter be referred to as the ?project. or ?project categories..

Construction Management Firms interested in assisting the City of Bryant in managing one and/or two of these projects are asked to submit the following information for the city to review in compliance with Arkansas Statute 14581001 and 1911801 et. seq.

The City of Bryant requests statements of qualifications from interested Construction Manager General Contractors in which the construction manager assumes the risk for the construction by providing a guaranteed maximum price and provides design phase construction in evaluating costs, schedule, and implications of alternative designs and systems before, during, and after the design of the facilities. The Construction Manager General Contractor holds all contracts.

The City intends to select the firm(s) considered the bestqualified and capable of performing the Project Management and negotiate a contract. Please specify in your response whether your firm is interested in managing one project category, and if so which one of the projects. two of the project categories, and if so which two. and/or all three project categories. The contract will be inclusive of construction management services during design and project construction and project completion. The all project categories are to be completed within 36 months The Responsible Person/Firm responding to this RFQ will be responsible for making sure this deadline as well as others related to the individual sub projects are met.

An individual from the Firm(s) selected will be expected to have a representative attend any and all meetings at which their attendance is requested by the Mayor.

The Responsible Person/Firm awarded this RFQ will be paid monthly starting with the month ending January of 2017. Payment will be made for completed work, meeting project deadlines, and project budgetary restrictions.

Responses are to be submitted no later than 2:00 p.m. on Friday October 7, 2016, at the City of Bryant offices, 210 SW 3 rd Street, Bryant, AR 72022. Five original and an electronic copy are to be submitted.

The City reserves the right to reject any or all responses and waive any irregularities or formalities in responses received. The City reserves the right to negotiate with the apparent acceptable firm(s). Awards will be based on those considerations that are in the best interest of the City and will be made to the responsive, responsible offeror(s) whose response is judged to be the most effective for the purpose intended, according to the requirements stated in the Request for Qualifications.

The following information shall be provided by all Construction Management firms submitting information as per this RFQ:

1. Name and contact information.
a. Name of firm
b. Complete address
c. Contact person
d. Telephone number
e. Fax number
f. Email
address
g. Website address (if applicable)
2. General Statement of Qualifications regarding the firm.s experience, including the following for projects completed within the last 35 years:
a. Name of Project(s)
b. Client Point of Contact
c. Total Project Cost(s) versus Budgeted Project Costs
d. Scheduled Completion Date
e. Actual Completion Date
3. Personnel
a. List the names of all personnel in your firm that will be associated with building projects in our city, including the following:
i. Titles
ii. Job descriptions
iii. Years of experience
iv. Short general description of the qualifications for each person
4. Construction Management Services
a. Provide information on your ability to manage our projects while also accommodating your workload for other projects.
b. Outline your method for establishing the schedule for a project and the methods you would use to meet the expected construction completion and occupancy dates.
c. Describe how your firm can add value to this project and include examples from previous projects where the owner realized tangible value from your work.
5. Construction Costs
a. Describe cost control methods you use and how you establish cost estimates. Include information on determining costs associated with construction in existing facilities.
b. List the steps in your change order procedure.
c. Describe the construction draw and payment process for projects when your firm acts as the construction manager

6. Legal Concerns
a. Explain the circumstances and outcome of any litigation, arbitration, or claims filed against your firm or litigation that you have filed against others within the last 5 years.
b. Provide details of the General Liability coverage that you maintain for all projects that you are responsible for.
c. Provide details of your Professional Liability coverage.
7. The capacity (include staff size) and capability of your firm to perform the work above, within the time limitations fixed for the completion of these projects.
8. Past record of performance for similar work including such factors as control of costs, quality of work and ability to meet schedules and deadlines.
9. The firm.s proximity to and familiarity with the City of Bryant.
Questions may be directed to Joy Black at 5019430318 jblack@cityofbryant.com.
Responses to the RFQ may be mailed to:
**Response to RFQ for Construction Manager**
**ATTN: Michelle Milam**
**City of Bryant**
**210 SW 3 rd Street**
**Bryant, AR 72022**
Responses may also be handdelivered to the City of Bryant administration office, please ask for Michelle Milam.s office. Fax or electronic responses will not be accepted.
Deadline for submission is Friday, October 7th at 2:00 PM