

**Request For Qualifications
Construction Manager at Risk (CMR) Services**

The Office of the State Engineer, on behalf of the South Dakota State University, is soliciting Construction Manager at Risk (CMR) Services from firms interested in providing pre-construction services required for the planning and construction of an addition to, and renovation of, the Performing Arts Center (PAC) located on the SDSU campus in Brookings, South Dakota, OSE# R0312—38X.

The project scope involves the addition of approximately 94,000 sf to the existing Performing Arts Center. Serving the academic programs for music and theatre, the addition will include an 850 seat proscenium theater, a 250 seat music recital hall, classrooms, rehearsal rooms, a dance studio, faculty offices, and other support spaces. The scope of the project shall also include associated site and utility improvements. The CMR services will be contracted using AIA Document A133 and State General Conditions as a basis for Agreement. The Owner will work with the design and construction team for the most advantageous project scheduling, but in general it should fit within the time frame of agreeing to a GMP by late fall 2016, construction beginning in the spring of 2017, and completion that allows full operation and occupancy for 2018 Fall academic semester.

Firms wishing to be considered for providing professional CMR services for this project should send a Statement of Qualifications. Provide examples of past experience on projects with similar size and/or common scope elements. Provide a list of projects for colleges, universities, state government and/or local government. Provide resumes of key personnel and subconsultants who will be assigned to this job. Explain how your firm has provided innovative ideas (via examples or methods) that have had a positive impact on schedule, cost, quality, and/or value. Discuss your ideas for maintaining a “transparent” structure for bidding and estimating; and explain methods used to ensure qualified, yet cost competitive, subcontracted work. Discuss your approach to establishing the GMP at completion of Design Development and how you plan to maintain that number through the remainder of the design process. Include owner contact information for your last three comparable CMR projects completed. Discuss the approach taken for determining compensation structure for preconstruction and construction services. Evaluation of the proposals will be based on qualifications as Construction Manager at Risk according to ranking criteria below:

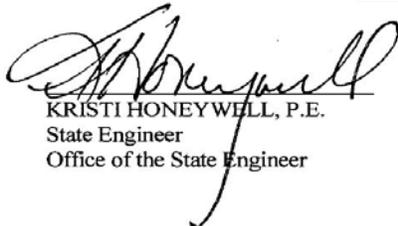
- (1) Particular expertise, capabilities, and technical competence as demonstrated by the proposed approach and methodology to meet the project requirements (20%);
- (2) Record of past performance, including price and cost data from previous projects, quality of work, ability to meet schedules, cost control, historic change order percentage, and contract administration (20%);
- (3) Resources available to perform the work, including any specialized services, within the specified time limits for the project (15%);
- (4) Proposed construction management techniques (15%);
- (5) Ability and proven history in handling special project constraints (10%);
- (6) Familiarity with the project locale (10%); and
- (7) Availability to the project locale (10%).

Those firms that wish to visit the campus should contact Les Olive at 605-688-6251 or email at les.olive@sdstate.edu. Copies of the Statement of Qualifications must be submitted on recyclable hard copy and PDF format by 5:00 PM CT on Tuesday, May 17, 2016 to each of the following:

John Ullmann (2 hard copies, 1 CD or thumb drive)
Office of the State Engineer
3800 E Highway 34
Pierre, South Dakota, 57501-3182

Les Olive (4 hard copies)
SDSU Facilities and Services
1229 N. Campus Drive
Brookings, SD 57007

A shortlist of three firms will be selected based on the content of the Statements of Qualifications submitted, and they will interview before the Building Committee for final selection. Questions may also be directed to Kristi Honeywell or John Ullmann at 605-773-3466 or email Kristi.Honeywell@state.sd.us or John.Ullmann@state.sd.us.



KRISTI HONEYWELL, P.E.
State Engineer
Office of the State Engineer

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