

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY



**REQUEST FOR QUALIFICATIONS
FILED SUBCONTRACTOR SERVICES**

PART I

**PROJECT INFORMATION AND
DESCRIPTION OF WORK**

DATE ISSUED: October 12, 2016

DEADLINE FOR WRITTEN QUESTIONS: October 21, 2016, 5:00pm

RESPONSES DUE: November 2, 2016, 2:00 PM

PROJECT: Southside Chiller Installation
Fitchburg State University
Project No.: FIT-0773-16

The Massachusetts State College Building Authority requests Qualification Statements from firms interested in bidding on Trade Contractor work on the above project. Responses from eligible Filed Subcontractors will be used to prequalify the Filed Subcontractors to participate in response to a Request for Bids that will be issued by the Authority. This project incorporates the requirements set forth in Chapter 149.

All contractors responding to this RFQ must show a minimum of 3 similar projects recent successfully completed within the past 5 years. We are seeking firms that can demonstrate experience working on projects of a similar size, scope, duration, and complexity with limited site access, including chillers and related HVAC, plumbing and electrical work, with construction values of each respective trade matching or exceeding the values outlined herein. The campus will be occupied with limited programs taking place on site. All trades will need to coordinate their work with that of others.

PROJECT DESCRIPTION

General Scope of Work: This project consists of the installation of a central chilled water cooling system to provide air conditioning for 4 buildings in the SE corner of the campus, as the scattered condensing units of the small split systems seriously detract from the historic appearance of the buildings. As part of this initial phase, a 200 ton air cooled chiller will be installed in a central location between the buildings. Pumps and a heat exchanger will be installed in the basement of a nearby building, with reserve space set aside for additional pumps and heat exchangers, as more buildings are renovated and converted to central chilled water cooling.

This initial phase involves only the installation of one of the anticipated two 200 ton chillers, with primary pumps installed to support both 200 ton chillers. A new 480 volt 3 phase electric service will be provided to power the two 200 ton chillers and all the pumps associated with the final phased full renovation of all the historic buildings in the SE corner of the campus. A concrete pad will be installed for the chiller, with fencing and plantings installed to screen the chiller and transformer from view. The building will remain occupied during construction.

Estimated Construction Cost: \$ 1,675,000.

The General Contractor for the Project is: TBD

The Architect for the project is: Dore & Whittier Architects, Newburyport MA

FILED SUBCONTRACT WORK DESCRIPTION

Electrical

Provide new Electrical service to include capacity for two new 200 Ton chillers and all of the new pumps located at the Thompson Building. A new switchboard and power panels will be provided to accommodate respective loads. The Utility Company will provide new underground primary cables and a new pad mounted transformer adjacent to the new chiller. Provide new receptacles, lighting fixtures, emergency battery fixtures and LED Exit signs to serve the new Electric and Mechanical Rooms and other intervening spaces. Exterior weatherproof receptacles will be provided at the chiller. Fire alarm and detection system devices will be provided within the new rooms. The system devices will match existing.

Estimated value: \$143,000

HVAC

Furnish and install a 200 Ton chilled water cooling system with 200 Ton air cooled chiller, primary pumps, plate and frame heat exchanger, glycol injection system, buffer tanks and secondary pumps with chilled water piping mains run to an adjacent building. Scope includes extending automatic temperature controls system to serve this new equipment. The pumps will be installed in an existing building, so selective demolition of local existing HVAC systems is required to make way for new equipment. Steam mains will be rerouted and new steam unit heaters to be furnished and installed. New exhaust fans will be furnished and installed to ventilate the new pump and electric rooms. The HVAC contractor will assist with commissioning.

Estimated Value \$950,000

Plumbing

Disconnect and remove (2) two existing sinks. Cut back associated piping and cap/plug at live mains. Provide three (3) floor drains and connect associated waste and vent to existing. Provide two (2) Reduced Pressure Backflow Preventers for make-up water and connect cold water to existing.

Estimated value: \$29,000

FOR QUESTIONS CONTACT:

Ellen Bell, Chief Administrative Officer
Massachusetts State College Building Authority
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MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY



**REQUEST FOR QUALIFICATIONS
SUBCONTRACTOR SERVICES
(M.G.L. c. 149, § 44D3/4)**

PART II

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Section 1. General Information.

- (a) Two Phase Selection Process. This Request for Qualifications (“RFQ”) is the first phase of a two-phase procurement process conducted pursuant to M.G.L. c. 149, § 44D3/4, § E and § 44F. The Massachusetts State College Building Authority (“Authority” or “MSCBA”), through its Subcontractor Prequalification Committee, is prequalifying firms interested in providing Subcontractor Services for the projects covered by this RFQ. The MSCBA will evaluate submitted Statements of Qualifications (“SOQ”) based upon the identified evaluation criteria and points set forth in Section V below and only those firms obtaining the required minimum points will be deemed prequalified. Only those respondents deemed

prequalified will be invited to submit a bid in response to an Invitation for Bids which will be issued in the second phase of the procurement process.

- (b) Subcontractors to be Prequalified. This RFQ will be used to prequalify interested Subcontractors that will be invited to submit bids pursuant to M.G.L. c. 149, § E and § 44F on one or more Authority projects in the classes of work identified in Part I of this RFQ. Interested Subcontractors in the categories identified in Part I are invited to submit a Subcontractor Statement of Qualifications (“SOQ”) to the MSCBA. Subcontractors in the various classes of work will be prequalified either on a class by class basis, in phases, in groups of classes, or all at once depending on the requirements of each project. The Authority will invite all prequalified Subcontractors to submit a bid pursuant to a separate Invitation for Bids issued once bidding documents become available.
- (c) Prequalification Required to Bid. Participation in the Invitation for Bids Phase of this procurement will be limited to ONLY those Subcontractors who have submitted an SOQ (and required supporting documentation) in response to this RFQ and that have been deemed prequalified by the Authority. Subcontractors that fail to respond to this RFQ; fail to submit an SOQ with the required supporting documentation by the Submission Deadline set forth in Part I; or have not been deemed prequalified by the Prequalification Committee shall be automatically disqualified from bidding for subcontract work.

Section 2. Project Information and Description of Subcontract Work

- (a) Refer to Part I of this Request for Qualifications for the general project description, description of subcontract work, anticipated schedule and estimated construction cost, listing of the project team (including the Authority’s project manager, designer, and Owner’s Project Manager, if applicable) for each Project covered by this RFQ.
- (b) Compliance with the Commonwealth’s Prevailing Wage laws set forth in Sections 26 and 27 of M.G.L. Chapter 149 is required on all MSCBA contracts.
- (c) Drawings, specifications and other documents will not be available to respondents during the Prequalification Phase of the Subcontractor procurement process.
- (d) There will be no informational meeting or site visits conducted as part of the prequalification process.

Section 3. Submittal Instructions

- (a) Account Registration. Interested Subcontractors must submit Statements of Qualifications using the MSCBA’s web-based trade contractor prequalification system that may be accessed on the MSCBA website: www.msoba.org. Once on the MSCBA website, follow the links to the Trade Contractor Prequalification web page. Register and create an account by creating a username and password and saving your firm’s contact information. Immediately upon registering, you will receive an email at the email address with which you

registered. You will need to activate your account by clicking on the link in the email. After you have activated your account, you will be able to log into the application as many times as necessary up to the Submission Deadline set forth in Part I of this RFQ in order to update and save information.

- (b) Contents of Application Package. Statements of Qualifications submitted in response to this RFQ shall include all of the submittals required by the application. Completion of all required submittals is mandatory for firms who wish to be considered for prequalification. Incomplete application may not be considered by the Prequalification Committee.
- (c) Modifications. Changes to the Statement of Qualifications may be made up to the Submission Deadline or up to the time a Statement of Qualifications is finalized and submitted, whichever ever occurs earlier. Once the SOQ response is submitted, firms may not make further changes. Respondents may submit only one application per firm.
- (d) Questions. All questions must be submitted in writing prior to the deadline set forth in Part I of this RFQ. Responses to written questions, if any, will be issued by the Authority and distributed on the MSCBA trade contractor prequalification website no later than one week prior to the submission deadline. All questions concerning this RFQ shall be directed in writing to:

Ellen Bell, Chief Administrative Officer
Massachusetts State College Building Authority
253 Summer Street, Suite 300
Boston, MA 02210
ebell@mscba.org

Section 4. Prequalification Process

- (a) Prequalification Committee. SOQs submitted in response to a project Request for Qualifications will be scored by the Authority's Subcontractor Prequalification Committee established in accordance with the provisions of M.G.L. c. 149, § 44D3/4. The Committee will evaluate the Statements of Qualifications using the Evaluation Criteria described in this RFQ. The Committee may require respondents to submit additional information, if necessary, to clarify or supplement information contained in a Qualifications Statement. There will be no public opening of SOQ responses by the Prequalification Committee, but the Committee shall open them in the presence of one (1) or more witnesses at the time of the Submission Deadline.
- (b) Requirement for Prequalification. All Subcontractors who submit a complete Statement of Qualifications, achieve a score of 70 points or greater, and meet all other minimum requirements shall be prequalified to participate in the bidding phase of the project for which they are prequalified. The Authority will distribute Invitations for Bids to each prequalified Subcontractor.

- (c) Prequalification Decisions. Prequalified subcontractors' names will be posted at the offices of the Massachusetts State College Building Authority and notification of the Prequalification Committee's decision will be mailed to each respondent within ninety (90) days of the Submission Deadline. The decision of the Prequalification Committee shall be final and not subject to appeal except on the grounds of arbitrariness, capriciousness, fraud or collusion.
- (d) Public Records. A subcontractor's score shall be made available to the subcontractor upon request.
- (e) Invitation for Bids. Subcontractors determined in Phase One by the Prequalification Committee to be prequalified will be invited to bid on the project and class of work for which they are prequalified. Bids shall be opened publicly by the Authority and subcontracts awarded to the lowest responsible prequalified bidder in each or class of work. The lowest responsible bidder will execute a statutory subcontractor agreement with the Authority's General Contractor for the project.

Section 5. Evaluation Criteria

- (a) Information Considered. Respondents must submit documentation for the four (4) evaluation categories listed herein. Prequalification will be based on the submitted information and materials as well as information on prior successful project performance, information obtained from references, information obtained from governmental agencies and entities, information contained within DCAM's certification files, and such other information as may be obtained relating to the evaluation criteria. The Prequalification Committee may also request and review additional information as necessary to clarify or supplement the information provided to or obtained by the Authority.

Respondents must give complete and accurate answers to all questions and provide all of the information requested in each part of this RFQ. False, incomplete, or misleading statements or submissions contained in an SOQ may result, at the Authority's sole discretion, in denial of prequalification regardless of the subcontractor's prequalification score.

- (b) Evaluation Procedure. As set forth herein and in accordance with M.G.L. c. 149, § 44D3/4, the Authority has established a Prequalification Committee for the purpose of reviewing and evaluating responses to this RFQ. The Prequalification Committee shall evaluate interested Subcontractors based on the evaluation criteria set forth herein and assign points for each evaluation criteria category and subcategory provided herein. Only Subcontractors achieving the minimum score required in each evaluation category, as well as a minimum total score of seventy (70) points, shall be prequalified and invited to submit bids on the project.
- (c) Prequalification Criteria. Statements of Qualifications must be submitted on the MSCBA website pursuant to the instructions set forth herein. Subcontractors submitting a SOQ and supporting information in any other form will not be prequalified. The Prequalification

Committee shall review and evaluate the information submitted by Subcontractors in accordance with the statutory point scheme set forth in M.G.L. c. 149, § 44D3/4(e).

The Prequalification Committee will assign scores within each sub-categories based on the point allocations set forth below. Firms with exceptional qualifications in any sub-category will receive scores at the top end of the range; firms with acceptable qualifications will receive scores in the middle of the range; and firms with poor or unacceptable qualifications will receive scores at the low end of the range.

The following sections, in addition to M.G.L c. 149, § 44D3/4(e), describe the prequalification criteria that will be used to prequalify subcontractors.

- (1) Management Experience. Management experience of the firm and key management personnel on comparable projects, including schedule and cost performance, safety record, and litigation patterns. Firms are required to have been in business for a minimum of five years to be considered for prequalification. Maximum of 50 points are awarded in this category, minimum of 25 points required for approval. Points within this category are allocated between the following sub-categories: (i) business ownership (total of 5 points with management personnel); (ii) management personnel (total of 5 points with business ownership); (iii) similar project experience (30 points); (iv) terminations (5 points); (v) legal proceedings (5 points); and (vi) safety record (5 points). The Prequalification Committee may adjust these sub-category point allocations on a project-by-project basis.
- (2) References. Maximum of 30 points, minimum of 15 points required for prequalification. The Authority may contact some or all references provided by the respondent, and may contact other representatives of clients of the respondent, or other clients, whether or not the respondent has identified them as references. The respondent must receive consistently positive references regarding (a) compliance with the terms of its contractual obligations and (b) demonstrated ability to provide effective and professional services in the class of work for which they are seeking prequalification. The key personnel in the firm must receive consistently positive references within their respective area(s) of responsibility. Information obtained from references may be used by the Prequalification Committee to evaluate other categories of the application.

The Authority will ask references to comment on the respondent's ability to successfully complete building projects. Considerations may include but not be limited to:

- Ability to comply with project specifications, plans, and contract documents;
- Success in meeting agreed-upon schedules;
- Control of change order costs and compliance with budget requirements;
- Maintenance of effective quality control during construction;
- Ability to maintain labor harmony;
- Achievement of high job-site safety and housekeeping standards;

- Ability to minimize claims, disputes, and litigation;
- Ability to deliver completed projects of high quality; and,
- Commitment to resolution of construction-related problems during the warranty period.

The Prequalification Committee will assign a score of 0 to 5 for each of the following sub-categories: (a) Adherence to Overall Project Schedule; (b) Quality of On-site Supervisory Personnel; (c) Quality of Workmanship and Safety; (d) Change Orders and Claims; (e) Working Relationships with Other Project Participants; and (f) Paperwork Processing.

Information received by the Prequalification Committee may be considered when scoring any part of the Statement of Qualifications.

- (3) Capacity to Complete Projects. The firm must report annual revenue for the prior three (3) fiscal years and revenue under contract for the next three (3) fiscal years. Maximum of 20 points, minimum of 10 points required for approval.
- (4) Subcontractor Certification. An authorized signatory of the respondent must execute MSCBA Form 2 and submit same with its prequalification application. The submission of this form is mandatory and no points are assigned.
- (5) Bonding Company Letter. The respondent must submit a commitment letter for payment and performance bonds indicating the firm's single and aggregate project limits and its ability to obtain bonding for 100% of the estimated contract value from a surety company licensed to do business in the Commonwealth and whose name appears on United States Treasury Department Circular 570. Submission is mandatory. No points assigned. The selected Subcontractors on this project will then be required to provide payment and performance bonds for the full value of their subcontracts and Subcontractors must include the cost of these bonds in their bids.
- (6) MBE/WBE. The Prequalification Committee may, consistent with established minority business enterprise and women business enterprise inclusion goals, provide an additional 5 points to the total score of each respondent that is a minority business enterprise or a women business enterprise in the prequalification process.

Section 6. Additional Information

- (a) Any Statements of Qualifications that contain false, misleading, incomplete, conditional, or obscure statements or information may be considered nonresponsive and the Authority may reject such Statement of Qualifications.
- (b) The Authority may reject any Statement of Qualifications that is not prepared and submitted in accordance with the requirements of this RFQ, or which contains contingencies, additions not called for, errors, or irregularities of any kind; provided, however, that the Authority reserves the right to waive any and all informalities or minor irregularities.

- (c) If this RFQ requires submission of certain information or other items as a part of or to accompany the Statement of Qualifications and the respondent neglects to furnish such information or other items with its Statement of Qualifications, the Authority may reject the Statement of Qualifications of such respondent as incomplete; provided, however, that the Authority reserves the right to deem any such omission as an informality for which such Statement of Qualifications may not be rejected, and to subsequently receive such information or other items.
- (d) The Authority may review prequalification decisions at any time, and may add or remove Subcontractors from the prequalified list based on new information received by the Authority after conclusion of the prequalification process. Each Subcontractor shall have an on-going obligation to provide the Authority with updated information should changes occur in the firm's ownership, financial status, management structure, or any other evaluation category set forth in this RFQ.
- (e) Unauthorized communications or contact between respondents, their employees, agents, or other related entities interested in submitting a SOQ and the Authority, the Project Designer, the Owner's Project Manager, the General Contractor firm or any other person or entity participating on the Prequalification Committee with regard to the Project for which the respondent seeks prequalification are strictly prohibited. Authorized communications shall be limited to (1) inquiries to the Owner's Project Manager or the Authority for general information about obtaining the RFQ, RFQ submission deadlines, and the existence of any relevant addenda to the RFQ; (2) written questions; and (3) questions asked during any official RFQ informational meeting and/or site visit held by the Authority, if any.

Any questions addressed to the Authority, which the Authority determines require a response or clarification, will be addressed by issuing a written addendum or written response to questions. Verbal responses to questions shall be without legal effect. All duly issued addenda and question responses will be considered part of this RFQ. The Authority will post to the website, www.mscba.org, all addenda and question responses. It shall be the sole responsibility of each respondent to ascertain the existence of any and all addenda or responses to questions issued by the Authority.

- (f) This RFQ is solely a request for information. It does not represent an offer nor does it confer any rights on any respondent. The Authority shall not be responsible under any circumstances for any costs or fees incurred by any respondent in responding to this RFQ. The Authority reserves the right to cancel or modify this solicitation at any time if it is in its best interest to do so.

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