



**CITY OF SEDONA
PUBLIC WORKS DEPARTMENT**

REQUEST FOR QUALIFICATIONS

**UPTOWN SEDONA PARKING GARAGE
CONSTRUCTION MANAGER AT RISK**

March 23, 2021

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REQUEST FOR QUALIFICATIONS

SEDONA IN MOTION - PROJECT #1 UPTOWN SEDONA PARKING GARAGE PROJECT CONSTRUCTION MANAGER AT RISK

The City of Sedona is seeking a qualified Construction Manager at Risk (CMAR) to provide design phase assistance and complete construction services for the UPTOWN SEDONA PARKING GARAGE PROJECT. The estimated construction cost is \$11,780,000.

SECTION I – PROJECT DESCRIPTION

The project site for the parking garage is located at 430 and 460 Forest Road, Sedona (Parcels 401-16-071 & 401-16-100). The combined acreage of the two lots is 1.24 acres. The site has approximately 315-feet of frontage along Forest Road and is surrounded by mostly residential use properties. Site topography is generally described as hillside, sloping downward from north to south toward Forest Road at approximately 12% grade. The availability of utility services in this area is considered good and includes public water and sanitary sewer connections.

The garage will be a three-deck type structure with one level below grade and having a parking capacity for approximately 272 automotive vehicles. Ancillary parking garage features, components, facilities and equipment to be considered, include but are not necessarily limited to the following:

- Elevator and stairway;
- Public restroom facilities;
- Custodial and maintenance room(s);
- Security and safety system(s);
- Stormwater management and pollution prevention consistent with Sedona Stormwater MS4 program (consideration for rainwater harvesting);
- Ground level plaza area (adjacent to restrooms) acting as a gathering area for general and transit service pick-up and display of visitor self-help information.
- Automated self-paid parking kiosk (PARCS);
- Street-side transit drop-off/pick-up zone;
- Multi-modal facilities for e-vehicle charging, bike pedestrian and other multi-modal vehicles.

The Project will also include the deconstruction/removal of existing residential building(s) and abandonment of utility service connections, subsurface tanks, cisterns, septic disposal system, or similar underground installations as may exist in association with and ancillary to the existing residential property at 430 Forest Road.

The City of Sedona seeks to award one contract for a CMAR who will work with the City of Sedona and the design team of Gabor Lorant Architects, Inc during the design phases of the project to provide preconstruction services, to include but not limited to:

- Assessment of construction costs;
- Assess constructability;
- Review plans and specifications;
- Provide value/alternative engineering assessment on the design;
- Evaluate and review site studies/investigations.

SECTION II - SCOPE OF WORK

The CMAR will begin with the firm in an agency support role for preconstruction services. The CMAR will assume the risk of delivering the project through a Guaranteed Maximum Price (GMP) contract. The CMAR will be responsible for construction means and methods and will be required to solicit bids from prequalified subcontractors to perform the work using the City's subcontractor selection process. The CMAR may also compete to self-perform limited amounts of the work. For this project the CMAR is responsible for self-performing a minimum of 20% of the construction work as measured by the total contract price for construction. The GMP must be submitted in MAG or CSI format (as consistent with specifications) or it will not be accepted.

- A. Preconstruction/Design phase services by the CMAR may include the following but not limited to:
 - a) detailed progressive cost estimating and knowledge of marketplace conditions through the design development stages;
 - b) assisting the City and Design Team in the project design development;
 - c) identifying construction planning, phasing logistics, long-lead procurement items;
 - d) review of each design submittal by the design professional and provide comments;
 - e) providing alternate systems evaluation, constructability studies including sustainability options and value engineering;
 - f) identify efficiencies for project delivery;
 - g) preparation of traffic control plans; assist in stakeholder meetings during design development, to provide input on construction related topics;
 - h) assist the design team in identifying project permit requirements in the permitting processes;
 - i) address high standards for quality, safety and protection of the environment;
 - j) attend design meetings;
 - k) attend public information meetings;
 - l) assist and advise on green (sustainable) building options and costs; and
 - m) preparation of a Guaranteed Maximum Price (GMP) proposal.

- B. Construction phase services by the CMAR may include the following but not limited to:
 - a) construction on at least 20% (% of total contract price) of the work;
 - b) selection of subcontractors/suppliers for the project;
 - c) development of a detailed Gantt Chart timeline schedule which identifies the work breakdown/phasing and workflow (tasks, long lead procurement items, predecessors, resources/trades, duration, constraint type, etc.);
 - d) subsurface utility investigations as needed in support of the construction;
 - e) schedule and manage site construction operations;
 - f) schedule and initiate procurement of long lead items in a timely manner;
 - g) bid, award, and manage all construction related contracts while meeting City bid requirements (collaborate with City of Sedona to establish goals for local subcontractor, supplier participation);
 - h) provide quality assurance and quality control during construction;
 - i) bond and insure the construction.
 - j) address federal, state, and local permitting requirements as applicable;
 - k) provide and promote construction site safety;
 - l) conduct routine progress meetings with City of Sedona and Design Team at intervals as determined appropriate;
 - m) provide traffic control plans and equipment/materials/devices for implementation;
 - n) provide high definition video monitoring and documentation via remote robotic streaming video Webcam (as provided by EarthCam Construction Cam, or similar) to remotely control and view the project work site throughout construction;

- o) prepare and conduct public/stakeholder outreach program to apprise on construction progress, interruptions to traffic/other due to construction and other public informational bulletins as appropriate; and
- p) prepare, operate and maintain a site Stormwater Pollution Prevention Program for the duration of the construction.

The CMAR will be responsible for construction of a complete project including all other related site improvement such as curb and gutter, sidewalk, asphalt, landscaping/irrigation, walls, drainage facilities, signage, and other as indicated on the plans or specifications. The project will include the supply of all materials, surveying, equipment, labor, quality assurance and quality control acceptance testing, commissioning, training, as-built drawings and warranties. The CMAR will be responsible for the improvements described, and all required work necessary to construct the project as designed and to function as intended.

The CMAR will be responsible for construction means and methods and will be required to solicit qualifications from pre-qualified subcontractors to perform the work. The CMAR will include, with the submittal, a proposed subcontractor selection plan based upon price and qualifications. The City strongly encourages the CMAR to develop and implement innovative initiatives to solicit participation by local, MBE, WBE, and DBE firms in the subcontractor bid phases; and to utilize sustainable practices and materials wherever practical and as provided by the contract documents. The CMAR will identify construction waste diversion opportunities and track waste and recycling figures for waste materials generated on the project. Waste and waste diversion totals will be tracked and reported on a monthly basis and entered into a project specific spreadsheet.

The selected CMAR will be required to work closely with the City Project Team, design professionals and associated utility companies during the construction phases of this project. The CMAR will also be required to coordinate with businesses and residents, and other potential construction projects near this project. The CMAR may also be required to assist in making Council presentations and conduct public meetings and other related public involvement/stakeholder activities, as necessary.

As-built drawings shall be certified and stamped by a registered professional engineer or surveyor and be provided in both written and electronic format. The CMAR Team will comply with all blue staking services required by state law and request such services as required. The CMAR Team will control the costs and will be responsible for the time schedule and self-performance of 20% of the work.

SECTION III - PRE-SUBMITTAL CONFERENCE

A Pre-Submittal Conference for the UPTOWN SEDONA PARKING GARAGE PROJECT CONSTRUCTION MANAGER AT RISK RFQ will be held on **March 11, 2021 at 10:30 AM at the Hub Building at Posse Grounds Park, 525-B Posse Ground Road, Sedona, AZ**. At this meeting, staff will discuss the scope of work, general contract issues and respond to questions from the attendees. It is strongly recommended that interested firms send a representative to the Pre-Submittal Conference, as points will be awarded toward the evaluation of submittals.

SECTION IV - STATEMENT OF QUALIFICATIONS EVALUATION CRITERIA

The CMAR will be selected through a qualifications-based selection process. Firms interested in providing CMAR services must submit a Statement of Qualifications (SOQ) that addresses the following issues:

A. General information. (5 points)

1. Provide a general description of the firm and/or team that is proposing to provide construction management services and general construction services. Explain the legal organization of the proposed firm or team. Provide an organizational chart showing key personnel.
2. Provide the following information:
 - a. List the Arizona professional and contractor licenses held by the firm/team and the key personnel who will be assigned to this project. Provide the license number and explain if held by an individual or the firm.
 - b. Identify any contract or subcontract held by the firm or officers of the firm, which has been terminated within the last five years. Identify any claims arising from a contract which resulted in litigation or arbitration within the last three years. Briefly describe the circumstances and the outcomes.
 - c. If selected as a finalist for this project, you will be required to provide a statement from a B+6 or better surety company describing the Company's bonding capacity.

B. Participation/Attendance in Pre-Submittal Conference. (5 Points)

1. Attendance by person or persons representing the firm will result in award of 5 points.

C. Experience and qualifications of the firm/team. (20 points)

1. Identify at least three comparable projects in which the firm served as either CMAR, agency Construction Manager during design and construction phases (without providing construction services), or General Contractor. Special consideration will be given to firms that have provided CMAR services on similar successful projects.

For each project identified, provide the following:

- a. Description of the project
- b. Role of the firm (specify whether CMAR, Construction Manager or General Contractor. If CMAR or General Contractor, identify the percent of work self-performed. Also, specify services provided during design phase, i.e. cost estimating, scheduling, value engineering, etc.)
- c. Project's original contracted construction cost and final construction cost
- d. Construction dates
- e. Project owner
- f. Reference information (two current names with telephone numbers per project)
- g. Licenses held

In addition, at least three Past Performance Questionnaires, each from separate references, shall be sent to the City. See Section V below for submittal requirements. The score for the questionnaire will be based on the average of all questionnaires received. The questionnaire score accounts for 25% of this section of evaluation. However, not receiving a minimum of three questionnaires will be grounds for disqualification.

2. List of all City of Sedona projects where the firm/team provided agency construction management, or general construction services in the last five years, either completed or ongoing.

D. Experience of key personnel to be assigned to this project. (20 points)

1. For each key person identified, list their length of time with the firm and at least two comparable projects in which they have played a primary role. If a project selected for a key person is the same as one selected for the firm, provide just the project name and the role of the key person. For other projects, provide the following:

- a. Description of project
- b. Role of the person
- c. Project's original contracted construction cost and final construction cost
- d. Construction dates
- e. Project owner
- f. Reference information (two current names with telephone numbers per project)

Among the key persons identified shall at minimum be the project manager, project superintendent and the cost estimator.

2. List any proposed consultants, including key staff names and the experience and qualifications of these individuals.

E. Understanding of the project and approach to performing the required services. (25 points)

1. Discuss the major issues your team has identified on this project and how you intend to address those issues.
2. Describe your firm's project management approach and team organization during design and construction phase services. Describe systems used for planning, scheduling, estimating, and managing construction. Briefly describe the firm's experience on quality control, dispute resolution, and safety management.
3. Describe the subcontractor selection process the firm would prefer to use for this project and procedures to implement your subcontractor selection plan. Demonstrate how your subcontractor selection plan will be based on qualifications alone or on a combination of qualifications and price and will not be based on price alone. The owner does not have a subcontractor selection plan.

F. Use of Personnel Possessing Familiarity with Local Conditions. (10 points)

The City desires participation by contractors and parties that can demonstrate knowledge and experience with local soil conditions, topography, and regulations. Describe your firm's approach to maximize utilization of resources including, suppliers, equipment providers, subcontractors, and laborers that possess such knowledge and experience. Describe your firm's approach to waste recycling and knowledge of regional construction waste recycling facilities. Identify the location of the firm's principal office and the home office location of key staff on this project. Identify the staffing of your team, and the percent of their work expected to be done with personnel possessing such local experience.

G. Other selection criteria. (10 points)

For City of Sedona projects, list all construction projects awarded to your firm during the last two years, all projects currently ongoing, and/or all projects for which your firm has been selected but are not yet under contract. For each project, provide the project description, award date (note if pending), construction cost, status of completion, describe significant owner-contractor dispute issues, if any, and estimated completion date. As part of our selection process, the City takes into account the size and complexity of the project under consideration, the resource investment of the firm in current City work, and the amount of previous work recently performed by the City, in order to extend CMAR opportunities to a broad representation of qualified CMAR firms.

H. Overall evaluation of the firm/team and its perceived ability to provide the required services. (10 points)

This is to be determined by the selection panel members, based partly on Past Performance Questionnaires that are submitted.

SECTION V - SUBMITTAL REQUIREMENTS

Firms interested in the above project should submit a Statement of Qualifications **that includes a one-page cover letter plus a maximum length of ten pages to address the SOQ criteria (excluding resumes and a table of contents, but including organizational chart.)** Resumes for each key team member shall be limited to a maximum length of two pages and should be incorporated as an appendix at the end of the SOQ. Please provide **an original plus five (5) copies (total of 6) and an electronic copy in .pdf format of the Statement of Qualifications by 2:00 p.m., local time, on Tuesday, March 23, 2021.**

Each copy of the response shall contain a transmittal letter signed by a person authorized to bind the firm in all pertinent respects with respect to what is contained in the response. The response shall clearly identify if the attached contract, Construction Manager at Risk, Design Phase Services, is acceptable in all respects including warranty, insurance, and document ownership and retention requirements. If the contract is not acceptable, the response shall identify the unacceptable clauses and shall provide suggested alternate language.

The responding firm shall state that it does not discriminate, hire, discharge, promote or demote in matters of compensation, terms, conditions or privileges of employment against any person, otherwise qualified, on the basis of race, creed, sex, national origin, ancestry, physical or mental ability, color or age, or any other condition or status that is the subject of State or Federal anti-discrimination law.

The responding firm and persons shall state that it understands that if selected as the CMAR for this project, it and its employees will operate as an independent contractor and will not be considered employees of the City of Sedona.

The responding firm shall acknowledge that approval of the contract for design services shall not remove the City's right to contract with other parties for construction services for all or part of the work.

The responding firm shall submit Past Performance Questionnaires to bwelch@sedonaaz.gov, or by mail to the address provided for submittal of SOQ's below. At least three Questionnaires, but no more than five, shall be sent directly to the City from separate references, prior to the SOQ deadline of 2:00 P.M., local time, March 23, 2021.

Delivered or hand-carried submittals must be signed for by City staff in the reception area of the Public Works Building. On the submittal package, please display: firm name, project number, and/or project title.

All submittals should be mailed to:

Robert Welch, Associate Engineer
City of Sedona
Public Works Department
102 Roadrunner Drive
Sedona, Arizona 86336

If the submittal is to be hand delivered, deliver to:

Robert Welch, Associate Engineer
City of Sedona
Public Works Department
108 Roadrunner Drive
Sedona, Arizona 86336

Please be advised that failure to comply with the following criteria will be grounds for disqualification and will be strictly enforced:

- Receipt of submittal by the specified cut-off date and time
- The number of originals and/or copies of the submittal specified
- Adherence to maximum page requirement
- Submittal of Performance Questionnaires (3 minimum)
- Deposit of submittal in correct location
- **Cost information is not to be included in this submittal**

Adherence to the maximum page criterion is critical; each page side (maximum 8 1/2" x 11") with criteria information will be counted. Pages that have project photos, charts, and graphs will be counted towards the maximum number of pages. Table of Contents pages and tabbed divider pages will not be counted if they do not contain submittal information. Resumes should not include project picture.

SECTION VI - SELECTION PROCESS AND SCHEDULE

A Selection Committee will evaluate each SOQ according to the criteria set forth in Section IV above. The City may perform a due diligence process on the firm(s) receiving the highest evaluation on these SOQs. A final short-list of at least three and not more than five firms will be determined based on ranking. Interviews will NOT be held as part of this process.

After the selection process, each of the rated elements for each firm will be evaluated to determine the Best Qualified for the project. The City will enter into negotiations with the top selected firm and execute a contract upon completion of negotiation of fees and contract terms for City Council approval.

The following tentative schedule has been prepared for this project. Firms interested in this project must be available on the scope meeting date.

Pre-submittal conference	March 11, 2021 at 10:30 AM
SOQs due	March 23, 2021 at 2:00 PM
Firms notified of ranking	March 30, 2021
Scope Meeting	April 6, 2021

If the City is unsuccessful in negotiating a contract with the top selected firm, the City may then negotiate with the second or third most-qualified firm until a contract is executed as specified in ARS 34-603, or may decide to terminate the selection process.

Firms short-listed, and the firm selected for this project, will be notified directly by the City. Notification to all other firms on the status of a short-list or direct selection on this project will be in writing from the City of Sedona.

SECTION VII – EMPLOYEE QUALIFICATION

Legal Residency Status. Subject to existing law, and regulations, illegal or undocumented

aliens will not be employed by the Contractor for any work or services to be performed pursuant to this contract. The Contractor will ensure that this provision is expressly incorporated into any and all subcontracts or subordinate agreements issued in support of this contract. Contractor agrees to comply with the provisions of Section 274A(a)(1)(A) and 274A(a)(2) of the Immigration and Nationality Act (8 U.S.C.1324a(a)(1)(A), 1324a(a)(2)) (the "INA employment provisions"), and any amendments thereto, prohibiting the unlawful employment of illegal or undocumented aliens. Under the terms of this agreement, the contractor shall not knowingly hire or employ for any work performed pursuant to this contract any workers or employees not lawfully authorized to work under the provisions of the Immigration and Nationality Act or any other applicable federal or state laws. Violation of the provisions of this section shall be deemed a material breach of this contract.

SECTION VIII – GENERAL INFORMATION

Listing. This CMAR Request for Qualifications will be listed on the Bid/RFP Opportunities Section of the City's website.

Instructions. The City of Sedona shall not be held responsible for any oral instructions. Any changes to this Request for Qualifications will be in the form of an addendum, which will be posted on the website, and distributed via email to all individuals who sign in at the pre-submittal meeting.

Alternate Format. The City of Sedona will provide reasonable accommodations for alternate formats of the Request for Qualifications by calling Robert Welch at 928-203-5120. Requests will only be honored if made within the first week of the advertising period. Please allow a minimum of seven calendar days for production.

City Rights. The City of Sedona reserves the right to reject any or all Statements of Qualifications, to waive any informality or irregularity in any Statement of Qualifications received, and to be the sole judge of the merits of the respective Statements of Qualifications received.

Release of Project Information. The City shall provide the release of all public information concerning the project, including selection announcements and contract awards. Those desiring to release information to the public must receive prior written approval from the City.

Protest Policy. The City does not have a formal protest policy or set of procedures. Therefore, the procedures of the Arizona Department of Administration as authorized per A.R.S. §34-603(J) apply.

Contact with City Employees. All firms interested in this project (including the firm's employees, representatives, agents, lobbyists, attorneys, and subconsultants) will refrain, under penalty of disqualification, from direct or indirect contact for the purpose of influencing the selection or creating bias in the selection process with any person who may play a part in the selection process, including the evaluation panel, the City Manager, Assistant City Manager, Department Heads and other staff. This policy is intended to create a level playing field for all potential firms, assure that contract decisions are made in public and to protect the integrity of the selection process. All contact on this selection process should be addressed to the authorized representative identified below.

Contact with Elected Officials (Mayor, City Council, etc). Any contact pertaining to this selection process with elected officials must be scheduled, in person, through the Sedona City Clerk's Office, 102 Roadrunner Drive, and posted by the City Clerk at least twenty-four (24) hours prior to the scheduled meeting. The Clerk's posting shall include and detail the participants, the subject matter and shall invite the public and press to participate. No contacts made by telephone, other than to schedule a public meeting, are permitted, and copies of contacts made

via letter, FAX, e-mail or other written method shall be made available to the public, press and all submitting firms.

Questions. Questions pertaining to the consultant selection process or contract issues should be directed in writing to Robert Welch, Associate Engineer, at bwelch@sedonaaz.gov .



City of Sedona Public Works Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 282-5348

PAST PERFORMANCE QUESTIONNAIRE

To: _____
Printed Name of Evaluator

Phone: _____

Email: _____

Subject: Past Performance Survey of: _____
Name of Company Being Evaluated

Name of Key Personnel Being Evaluated

The City of Sedona collects past performance information (on firms and key personnel) to assist in procuring/awarding projects based on value. The firm/individual listed above is requesting reference for a past project they have completed. It would be greatly appreciated if you could take a few moments to complete the survey and return it to the City of Sedona.

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the firm/individual again) and 1 representing that you were very dissatisfied (and would never hire the firm/individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, please leave it blank.

Client Name: _____ Date Project Completed: _____

Project Name: _____

No.	CRITERIA	UNIT	RATING
1	Ability to meet customer expectations for quality of work performed	(1-10)	
2	Ability to manage costs	(1-10)	
3	Ability to maintain project schedule	(1-10)	
4	Comfort level in hiring the firm / individual again	(1-10)	
5	Leadership ability of personnel assigned to the project	(1-10)	
6	Ability to communicate effectively	(1-10)	

Signature of Evaluator

Date

Thank you for your time and effort in assisting the City of Sedona in this important endeavor.

Please email or mail the completed survey by 2:00 PM on March 23, 2021 to:

BWelch@SedonaAZ.gov or

Attn: Robert Welch

City of Sedona, Public Works Department

102 Roadrunner Drive

Sedona, AZ 86336