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NOTICE TO CONSTRUCTION MANAGERS

April 12, 2021

SECTION 004123 - Construction Management Services

State of Missouri
Office of Administration
Division of Facilities Management, Design and Construction

PROJECT TITLE – Construction Management Services for:

DNR – Div. of State Parks Capital Improvement Program
Various State Parks
Project No. XCMSRVS

PROJECT INFORMATION

Overview:

It is the Owner's intent to obtain a broad range of construction management and administration services for various capital improvement and maintenance and repair projects throughout the State of Missouri.

Background:

The Department of Natural Resources-Division of State Parks has planned a significant state park improvement program with a preliminary program budget of \$60,000,000.00. This program will enhance and improve various state parks throughout the state. Including, but not necessarily limited to; 430 new premium campsites with new water, sewer and electrical utility hook-up services at 15 different state park locations across Missouri, and 55 new premium cabins and yurts at 10 different state park locations across Missouri. Individual project budgets range from \$328,000 to \$9,900,000. The program is expected to have a duration of 3-6 years beginning in calendar year 2021.

Owner's Objective:

The Owner's objective is to obtain professional service that uses specialized, project management techniques to oversee the programming/pre-design, design and construction of various projects, from their beginning to end. The Construction Manager's Basic Services will be divided into three phases, the Pre-Construction Phase, the Construction Phase, and the Warranty Phase. All phases will be managed using the Owners project management system, eBuilder exclusively. The purpose of the Construction Manager is to control a project's time/delivery, cost and quality in conjunction with and on behalf of the Division of Facilities Management, Design and Construction.

NOTE: The services are for Construction Management – NOT AT RISK.

Firms desiring to provide construction management services for the project shall submit a **Letter of Interest and submission documents** as indicated herein. Submissions must not exceed 80 pages and numbered consecutively. Submissions, which do not comply with these requirements or do not include the requested information, will not be considered. No submission material will be returned. All applicants must be registered with the Missouri Secretary of State.

Evaluation of Submissions

Submissions shall include a Letter of Interest and submission documents bound with separate tabs for each of the following areas, which shall be the criteria used for ranking and selection:

- **Tab #1 - 10 points - Company qualifications, including capacity of facilities and equipment, and specific project experience with references of owners of the projects**
- **Tab #2 - 10 points - Company safety plan**
- **Tab #3 - 10 points - Resumes and qualifications of key personnel that will be available to manage projects defined above**
- **Tab #4 - 10 points - Company affirmative action efforts and financial strength of the company**
- **Tab #5 - 10 points - Ability and/or experience utilizing the FMDC eBuilder project management system**
- **Tab #6 - 10 points - Schedule of fees for overhead and profit**

Submissions will be evaluated and scored on the “tabbed” criteria by a selection committee. Submissions that are not submitted in a “tabbed” format will not be considered.

Each voting member of selection committee will examine each submission in detail to measure its contents against evaluation criteria and assign a score for each of the six criteria then add each score to result in a total score of up to 60 points. Each submission shall be ranked with the highest to lowest total points. The submission awarded the highest score will be selected and the Offeror will be contacted within 10 working days from submission.

The selected firm will be provided with a copy of the building program, detailed contract expectations and detailed information regarding each project. The selected firm shall then submit a complete proposal, which the Owner will negotiate to enter into a contract. If the Owner is unable to satisfactorily negotiate an acceptable contract with the highest ranked Offeror, negotiations may be conducted with the second and then third ranked Offeror and so on.

SUBMISSION REQUIREMENTS

- Letter of Interest and submission documents bound with six separate tabs. (4 copies each)
- Submissions directed to:
 - Office of Administration
 - Division of Facilities Management, Design and Construction
 - Harry S Truman State Office Building
 - 301 West High Street, Room 730
 - Jefferson City, MO. 65102
 - ATTN: Becky Mitchell
- Submissions will be received until **1:30 PM, Thursday, May 20, 2021**
- For additional information or questions, contact the Project Coordinator, Dale Cassmeyer, 573-751-8223.