



# REQUEST FOR PRE-QUALIFICATIONS

*Historic Masonry Abrasive Cleaning Specialist*

*South Fountains Restoration*

*Missouri State Capitol Building*

*Jefferson City, Missouri*

Date Issued: April 15, 2025

Project No.: O2204-01

STATE *of* MISSOURI

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OFFICE *of* ADMINISTRATION

Facilities Management, Design & Construction

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**REQUEST FOR PRE-QUALIFICATION (“RFPQ”)  
HISTORIC MASONRY ABRASIVE CLEANING SPECIALIST (“Specialists” or “Respondents”)**

**OWNER:** State of Missouri  
Office of Administration,  
Division of Facilities Management,  
Design & Construction, (“OA-FMDC” or “Owner”)  
301 West High Street, Suite 730  
Jefferson City, Missouri

**PROJECT TITLE AND NUMBER:** Missouri State Capitol South Fountains Restoration  
Jefferson City, Missouri  
Project No. O2204-01 (“Project”)

**MANDATORY PRE-QUALIFICATION SITE WALK THROUGH:** See Section 3.4

**SUBMISSION OF STATEMENTS OF QUALIFICATIONS:**

**Until:** 1:30PM, May 13, 2025

**To:** State of Missouri  
Office of Administration  
Division of Facilities Management,  
Design & Construction  
Attn: Becky Mitchell  
301 West High Street, Room 730  
Jefferson City, MO 65101

**POINT OF CONTACTS:** RFPQ and Statements of Qualifications Inquiries:  
**Becky Mitchell**, OA-FMDC Contracts Manager  
Phone: (573) 751-8884  
Email: [Becky.Mitchell@oa.mo.gov](mailto:Becky.Mitchell@oa.mo.gov)

Project Specific and Technical Questions:  
**Andrew Friedmeyer, AIA Assoc.**  
OA-FMDC Project Manager,  
Phone: (573) 536-8019  
Email: [Andrew.Friedmeyer@oa.mo.gov](mailto:Andrew.Friedmeyer@oa.mo.gov)

Respondents must direct all contact and questions regarding this RFPQ and the Project to the point of contacts listed above. Respondents may not contact any other State employee or agency regarding this RFPQ or the Project, unless otherwise authorized by OA-FMDC.

Request for Pre-Qualifications (RFPQ) information, addenda and the actual bid package information may be obtained at no cost for electronic sets on the OA-FMDC website at:  
<https://www.oafmdcplanroom.com/jobs/public> or for a small fee at American Document Solutions,  
Phone 573-446-7768, Fax 573-355-5433.

## 1.0 GENERAL INFORMATION

The State of Missouri, Office of Administration, Division of Facilities Management, Design and Construction (referred to herein as “OA-FMDC” or “Owner”) is requesting Statements of Qualifications (referred to herein as “SOQ”) from qualified Historic Masonry Abrasive Cleaning Specialists (referred to herein as “Respondent” or “Specialists”) for the restoration of the South Fountains on the Grounds of the Missouri State Capitol Building, Jefferson City, Missouri (“Project”). Because the work to be performed is highly specialized and requires specific expertise and experience, the Owner has determined that pre-qualification is necessary for this Project.

This pre-qualification process is limited to the **HISTORIC MASONRY ABRASIVE CLEANING** component of the Capitol South Fountains Restoration Project, as described herein and in the project drawings and specifications. Pre-Qualification is not required for the remaining scope of work, except for the Masonry Restoration component of work.

Historic Masonry Abrasive Cleaning Specialist will be responsible for all masonry restoration and cleaning of the two historic fountains and will supervise and coordinate the work along with the General Contractor to be conducted by the Restoration of Historic Masonry Contractor.

A General Contractor may bid on this Project only by contracting with a pre-qualified Historic Masonry Restoration Specialist and a pre-qualified Historic Masonry Abrasive Cleaning Specialist. A pre-qualified Historic Masonry Restoration Specialist and a pre-qualified Masonry Cleaning Specialist may bid the job as a General Contractor if able to provide the other required services.

## 2.0 PROJECT DESCRIPTION

**2.1 Overview:** This Project primarily includes work on the South Fountains on the Grounds of the Missouri State Capitol Building. They are formally known as The Fountain of Arts and The Fountain of the Sciences and are referenced to as “Fountains” in the Project plans and specifications.

The scope of work includes, but is not limited to, providing for the historic masonry needs involved in the disassembly, restoration, cleaning, refinishing and reassembly/reconstruction of the Fountains on the South Lawn of the Missouri State Capitol.

The Fountains are to be cleaned, the masonry (limestone and granite) is to be restored/replaced and repointed, and all the sealant joints are to be replaced. The Fountain concrete basins are to be stripped, concrete repaired, and new waterproofing to be installed. The Fountains’ equipment is to be completely restored/replaced. Repair of existing piping or insulation of new piping. Repair of the existing pump or installation of new pump. Installation of new filtration system. Installation of new chemical system. Installation of new valves and gaskets. Installation of new underwater LED lighting. Required electrical upgrades. The landscaping immediately surrounding the Fountains is to be fully removed and replaced, including installation of new irrigation. The scope of work is defined in more detail below and in the plans and specifications:

**2.2 Scope of Work for Base Bid:** Restoration of the Fountain basins and sculptures. Replacement of the Fountain pump, filtering, and treatment systems in the mechanical room (located in basement of the Capitol Building). Replacement of fittings in the Fountain basins. Removal and replacement of

landscaping at Fountain basins, along with irrigation.

**2.3 Scope of Work for Alternate #1:** Replacement of below-grade Fountain piping to basins from the mechanical room (located in the basement of the Capitol Building) - to each of the Fountains. Refer to drawing sheets M101 and M102.

### 3.0 PRE-QUALIFICATION PROCESS

**3.1 Overview:** Historic Masonry Abrasive Cleaning Specialists are required to be pre-qualified in order to perform any work on the Project as either a subcontractor or General Contractor. Following pre-qualification of the Historic Masonry Abrasive Cleaning Specialists, the selected firms will be notified and an addendum to the bid documents will be issued with a list of the pre-qualified firms. General Contractors who wish to bid can contact qualified specialty contractors to team with in the bid process. Qualified Historic Masonry Abrasive Cleaning Specialists are permitted to bid as a General Contractor, if they are able to perform the work of a General Contractor.

**3.2 Evaluation Process:** The Owner will assign an evaluation team comprised of representatives of the design team and the Owner's staff to evaluate and score the respondent's qualifications. The evaluation team will evaluate the respondent's statements of qualifications and assign points for each category identified below.

After the evaluation team has reviewed and scored the submittals, the Owner will notify respondents if their firm was approved for work on the project. The Owner will also issue an addendum containing the list of approved Historic Masonry Abrasive Cleaning Specialists in order to notify all potential General Contractor bidders.

**3.3 Evaluation Criteria:** All respondents will be evaluated based upon organizational experience of the firm and the firm's proposed project team with projects of similar size, construction type, schedule and scope, and the other information requested below.

**3.3.1 Available Points and Scoring:** A total of 100 points is possible. A **minimum of 80** points is required to be qualified for the list of approved Historic Masonry Abrasive Cleaning Specialists for this Project. The weighting of points for the pre-qualification evaluation will be as follows:

Section Reference	Statements of Qualification Requirement	Points Assigned
3.5.2.	Cover Letter of Interest	-
3.5.3.	Project Team Makeup and Experience	40
3.5.4.	Relevant Experience and Past Performance	50
3.5.4.	Past Performance Based on References Provided	10
	<b>Available Points</b>	<b>100</b>

**3.3.2 Mandatory Requirements:** Irrespective of any point totals, the respondent must meet the mandatory, minimum requirements for pre-qualification identified throughout using the words "must" or "shall". Firms not meeting these mandatory requirements will be deemed non-responsive and will not be pre-qualified.

**3.4 Anticipated Procurement Timeline:** The anticipated schedule for the pre-qualification and bid process is as follows:

Request for Pre-Qualification Released	4/16/2025
<b>Mandatory</b> Pre-Qualification/Pre-Bid site walk through Time: 1:00PM Location: Harry S. Truman State Office Building, Room 750A	5/6/2025
Statements of Qualifications due to the Owner	5/13/2025
Evaluation of SOQ – ( <i>Historic Masonry Restoration Specialists and Historic Masonry Abrasive Cleaning Specialists</i> )	5/14/2025
Notifications to all Respondents to RFPQ and those Pre-Qualified Specialists	5/16/2025
Last Addendum issued to Bidding Package	5/27/2025
Anticipated Bid Date of Bidding Package	6/10/2025
Anticipated Intent to Award of Bidding Package	6/17/2025
Anticipated Notice to Proceed of Bidding Package	6/24/2025

**3.5 Submission of Statements of Qualifications:**

**3.5.1.** Each firm shall submit one electronic copy on a flash drive and (5) hard copies of Attachment A – Statement of Qualifications Requirements.

**3.5.2. Tab 1: Cover Letter of Interest, including the following certification:**

Each respondent shall include a brief statement of their interest in this project along with the following information:

- a. Name and Address of Firm
- b. Authorized Person (printed) along with a Signature
- c. Title/Position
- d. Telephone Number
- e. E-mail address
- f. Name, Telephone and E-mail of Primary Point of Contact regarding this RFPQ certification. (the text of the following certification must be included in the Cover Letter): “I certify that I am authorized to represent the Respondent named below and that the statements contained in this Letter of Interest and submitted SOQ are true and correct:”

**3.5.3. Tab 2:** Each Respondent must attach the completed forms direct from Section 4.0 STATEMENT OF QUALIFICATIONS REQUIREMENTS – ATTACHMENT A. Handwritten responses to this section are acceptable.

**3.5.4. Tab 3:** Each Respondent must attach three (3) high-resolution photos for each of the referenced projects from Section 4.0 STATEMENT OF QUALIFICATIONS REQUIREMENTS – ATTACHMENT B.

**4.0 STATEMENTS OF QUALIFICATIONS REQUIREMENTS: Submit hard copies following Section 3.5 above, along with the requested information provided in Section 4.0 Attachment A.**

## **5.0 NOTICE OF LEGAL AND CONTRACTUAL REQUIREMENTS:**

### **5.1 Due Date:**

Statements of Qualifications shall be delivered to the address provided on the first page of this RFPQ by the date and time specified or as modified via written addenda only. The Respondent is solely responsible for submitting a response on time. Late responses will not be considered.

**Late submissions will not be considered and will be deemed nonresponsive.**

### **5.2 Responsibility of Respondent to Provide Clear Information:**

It is the sole responsibility of the Respondent to provide clear and complete answers and descriptions of the requested information. The Respondent's qualifications shall be evaluated based solely on the information and materials provided by the Respondent in response to this RFPQ. Failure to provide all information requested or to provide clear answers may result in a proposal being rejected or may result in lower scoring.

### **5.3 Questions and Communications:**

All questions, requests for clarifications, requests for modifications of this RFPQ, and project specific or technical questions must be submitted in writing to **all point of contacts**; Becky Mitchell at [Becky.Mitchell@oa.mo.gov](mailto:Becky.Mitchell@oa.mo.gov) or Andrew Friedmeyer at [Andrew.Friedmeyer@oa.mo.gov](mailto:Andrew.Friedmeyer@oa.mo.gov) no later than the date specified in the Pre-Qualification schedule. Respondents must restrict all contact and questions regarding this RFPQ to the individuals above, unless otherwise authorized by OA-FMDC.

No verbal interpretation made to any Respondent regarding the meaning of the RFPQ shall be binding on OA-FMDC.

### **5.4 Confidentiality of Submittals:**

OA-FMDC is a public governmental body. The Missouri Sunshine Law (Ch. 610, RSMo) provides that all records of a public governmental body are open unless they may be closed or are closed as otherwise provided by law. All materials submitted by the Respondent in conjunction with the RFPQ becomes the property of OA-FMDC and are subject to disclosure pursuant to the Missouri Sunshine Law. The Respondent may mark submitted material as containing confidential trade secrets; however, such label is not binding on OA-FMDC. Only information expressly permitted to be closed pursuant to the provisions of Missouri law, as determined by OA-FMDC's legal counsel or as required by a court, will be treated as a closed record by OA-FMDC and withheld from any public request for records. The Respondent should presume information provided to OA-FMDC in a proposal will be public following the award of the contract or after rejection of all proposals, and will be made available upon request in accordance with the provisions of state law.

### **5.5 State's Rights Reserved:**

OA-FMDC reserves the right to do, but is not required to do, the following:

- reject all submissions and reissue this RFQ if the submissions received are not acceptable to OA-FMDC;
- waive clerical errors in this RFQ or any submission; or
- request additional information and data from any potential Firm.

Any request for information by OA-FMDC to the potential Firms is solely for the purpose of evaluating the statement of qualifications and understanding its terms. Such a request shall not be considered to constitute a binding agreement or commitment by OA-FMDC in any manner.

### **5.6 Modifications to RFPQ:**

This RFPQ is subject to revision after the date of issuance via written addenda only. Any addenda will be posted on O A - FMDC's website at <https://oa.mo.gov/facilities/bid-opportunities/bid-listing-electronic-plans> and at American Document Solutions at <https://www.oafmdcplanroom.com/jobs/public>. **It is the responsibility of each Respondent to check for any RFPQ addenda prior to submitting its Statement of Qualifications.**

### **5.7 Business Registration**

To be awarded a contract, any Firm that operates as a legal entity in the State of Missouri must be appropriately registered with the Missouri Secretary of State's office, and such registration must be active and in good standing. If the successful Firm is doing business in the State of Missouri under a fictitious name, the Firm must have a current Registration of Fictitious Name. If the Firm is an entity formed in another State, the Firm must have a Certificate of Authority to do business in Missouri. The Owner will typically ascertain the Firm's standing with the Missouri Secretary of State from the information available on the Secretary of State's website. However, the Owner may, at its discretion, request proof of compliance with this paragraph from the selected Firm prior to award of a contract. The Firm shall provide a certified copy of its Certificate of Good Standing, Certificate of Authority and/or Registration of Fictitious name to the Owner upon request. If the Firm fails to provide such information upon request, the Owner shall not award a contract to the Firm, and the Owner will not be under any further obligation to the Firm.

### **5.8 Missouri Based Businesses**

Preferences owed to Missouri businesses will be given consistent with Chapter 34 of the Revised Statutes of Missouri (RSMo).

### **5.9 Transient Employers**

Transient employers subject to sections 285.230 and 285.234, RSMo (out-of-state employers who temporarily transact any business in the State of Missouri) may be required to file a bond with the Missouri Department of Revenue. The Owner may require the Firm to certify that it has complied with all applicable provisions of sections 285.230 and 285.234, RSMo before awarding a contract.

### **5.10 Work Authorization**

Sections 285.525 and 285.530, RSMo require business entities to enroll and participate in a federal work authorization program in order to be awarded a contract in excess of \$5,000 with the State of Missouri. Firms must submit an Affidavit of Work Authorization prior to being awarded a contract. Firms must also submit an E-Verify Memorandum before the Owner may award a contract to the Firm. Information regarding E-Verify is located at <https://www.uscis.gov/e-verify/>. The Firm shall be responsible for ensuring that its subcontractors or subconsultants enroll in E-Verify.

### **5.11 Anti-Discrimination Against Israel Act**

If selected, the Firm will be expected to provide a certification before being awarded a contract as follows:

- If the Designer meets the definition of a company as defined in section 34.600, RSMo, and has ten or more employees, the Designer shall not engage in a boycott of goods or services from the State of Israel; from companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or from persons or entities doing business in the State of Israel as defined in section 34.600, RSMo.
- If, at any time during the life of the Agreement, the Designer meets the definition of a company as defined in section 34.600, RSMo, and the Designer's company's employees increases to ten or more OR the Designer's business status changes to become a company as defined in section 34.600, RSMo, and the Designer's company has ten or more employees, then the Designer shall submit to the Division of Facilities Management, Design and Construction a completed Box C of the exhibit titled "Anti-Discrimination Against Israel Act Certification, and shall comply with the requirements of Box C.

### **5.12 Background checks and Photo ID**

If awarded a contract, the Designer's employees, and the employees of all subconsultants who perform work on the project, will be required to undergo a background check and obtain a State of Missouri identification badge prior to commencement of work.

#### 4.0 ATTACHMENT A - STATEMENTS OF QUALIFICATIONS REQUIREMENTS

- 4.1 Submit hard copies following Section 3.5 above, along with the requested information provided in this Attachment.
- 4.2 ALL INFORMATION MUST BE COMPLETED, OR THE FORM WILL NOT BE EVALUATED AND THE SOQ WILL BE DEEMED NON-RESPONSIVE AND REJECTED.
- 4.3 COMPLETE COMPANY INFORMATION BELOW:

##### HISTORIC MASONRY ABRASIVE CLEANING

Firm Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Company Federal ID: \_\_\_\_\_

How many years has your firm been in the historic masonry abrasive cleaning business? (Must be at least 10 years)? \_\_\_\_\_

Has your business operated under a different name? \_\_\_\_\_

If so, list the name. \_\_\_\_\_

Have you ever failed to complete work awarded to you? \_\_\_\_\_

If yes, where and why? \_\_\_\_\_

\_\_\_\_\_

How many people are on your current payroll? \_\_\_\_\_

How many of these people are journeymen? \_\_\_\_\_

How many of these people are superintendents for foremen? \_\_\_\_\_

Have you worked on historic masonry abrasive cleaning projects for the State of Missouri? If yes, please list project name, location, and approximate date the work was performed. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### **4.3. HISTORIC MASONRY CLEANING EXPERIENCE**

*Provide 3 example projects of similar scope and scale to the historic fountain abrasive cleaning your company has completed in the last 5 years where your contract was for a minimum of \$200,000. (Experience cleaning standard unit masonry or new stone masonry is NOT sufficient experience for historic masonry abrasive cleaning work)*

**Example Project #1** - Project Name: \_\_\_\_\_

Owner and Location: \_\_\_\_\_

Completion Date: \_\_\_\_\_

Masonry Budget: \_\_\_\_\_

Scope of Work (list masonry work): \_\_\_\_\_

\_\_\_\_\_

Client / General Contractor Reference (name and phone number): \_\_\_\_\_

\_\_\_\_\_

**Example Project #2** - Project Name: \_\_\_\_\_

Owner and Location: \_\_\_\_\_

Completion Date: \_\_\_\_\_

Masonry Budget: \_\_\_\_\_

Scope of Work (list masonry work): \_\_\_\_\_

\_\_\_\_\_

Client / General Contractor Reference (name and phone number): \_\_\_\_\_

\_\_\_\_\_

**Example Project #3 - Project Name:** \_\_\_\_\_

Owner and Location: \_\_\_\_\_

Completion Date: \_\_\_\_\_

Masonry Budget: \_\_\_\_\_

Scope of Work (list masonry work): \_\_\_\_\_

\_\_\_\_\_

Client / General Contractor Reference (name and phone number): \_\_\_\_\_

\_\_\_\_\_

#### **4.4 HISTORIC MASONRY ABRASIVE CLEANING CURRENT WORK**

*Provide example of historic masonry abrasive cleaning projects your company currently has under contract for a minimum of \$150,000. (Experience cleaning standard unit masonry or new stone masonry is NOT sufficient experience for historic masonry abrasive cleaning work). (Must list a minimum of 2 projects).*

**Example Project #1 - Project Name:** \_\_\_\_\_

Owner and Location: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Masonry Budget: \_\_\_\_\_

Scope of Work (list masonry work): \_\_\_\_\_

\_\_\_\_\_

Client / General Contractor Reference (name and phone number): \_\_\_\_\_

\_\_\_\_\_

**Example Project #2 - Project Name:** \_\_\_\_\_

Owner and Location: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Masonry Budget: \_\_\_\_\_

Scope of Work (list masonry work): \_\_\_\_\_

\_\_\_\_\_

Client / General Contractor Reference (name and phone number): \_\_\_\_\_

\_\_\_\_\_

**Example Project #3 - Project Name:** \_\_\_\_\_

Owner and Location: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Masonry Budget: \_\_\_\_\_

Scope of Work (list masonry work): \_\_\_\_\_

\_\_\_\_\_

Client / General Contractor Reference (name and phone number): \_\_\_\_\_

\_\_\_\_\_

#### 4.5 JOB SUPERINTENDENT

*Name the Job Superintendent you would place on this project and give at least 3 historic masonry abrasive cleaning projects they have overseen with total masonry scope of work over \$150,000. The Job Superintendent must have at least 7 years of experience in historic masonry abrasive cleaning and be on the jobsite at all times there is masonry work and abrasive cleaning in progress.*

Masonry Superintendent Name: \_\_\_\_\_

Years of Masonry Work Experience (must be at least 7): \_\_\_\_\_

**COMPLETE ALL LINE ITEMS BELOW, EVEN IF THIS IS REPETITIVE FROM SECTIONS 4.3 AND 4.4 ABOVE.**

**Example Project #1 - Project Name:** \_\_\_\_\_

Owner and Location: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Masonry Budget: \_\_\_\_\_

Scope of Work (list masonry work): \_\_\_\_\_

\_\_\_\_\_

Client / General Contractor Reference (name and phone number): \_\_\_\_\_

\_\_\_\_\_

**Example Project #2 - Project Name:** \_\_\_\_\_

Owner and Location: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Masonry Budget: \_\_\_\_\_

Scope of Work (list masonry work): \_\_\_\_\_

\_\_\_\_\_

Client / General Contractor Reference (name and phone number): \_\_\_\_\_

\_\_\_\_\_

**Example Project #3 - Project Name:** \_\_\_\_\_

Owner and Location: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Masonry Budget: \_\_\_\_\_

Scope of Work (list masonry work): \_\_\_\_\_

\_\_\_\_\_

Client / General Contractor Reference (name and phone number): \_\_\_\_\_

\_\_\_\_\_