



ADV. No.: CF-RC-380-DB-2

**State of Connecticut**  
**Department of Construction Services**  
 Division of Design & Construction  
 Office of Process Management  
 165 Capitol Avenue  
 Hartford, CT 06106

**Design-Build (D-B)**  
**Request for Qualifications (RFQ)**  
**Web Advertisement**

<b>Adv. No.:</b>	<b>CF-RC-380-DB-2</b>	<b>Web Advertisement Date:</b>	<b>Wednesday, January 16, 2013</b>
<b>Selection Type:</b>	<b>Major Capitol Project - Design Build (D-B) Total Cost • Best Value Selection</b>		
<b>General Statement:</b>	In accordance with the requirements of C.G.S. 4b 24(4) and 4a-100a the Bureau of Design & Construction Department of Construction Services (CT DCS), State of Connecticut, advertises for Requests for Qualifications for the Design-Build - Major Capital Project as specified below.		
<b>Project Delivery Method:</b>	<b>Design-Build (D-B)</b>		
<b>Contract Number:</b>	<b>CF-RC-380-DB-2</b>		
<b>Contract/Project Title:</b>	New Residence Hall Facility at Central Connecticut State University		
<b>Project Location(s):</b>	Central Connecticut State University, 1615 Stanley Street, New Britain, CT 06050		
<b>Consultant Services:</b>	Design-Build Team		
<b>User Agency Name:</b>	Connecticut State University System		
<b>Design-Build Budget:</b>	<b>\$64,000,000.00</b>		
<b>Project Description:</b>	<p>This project will be a new <b>seven (7) floor</b> residence hall, which will be located between the Student Center Garage and Ella Grasso Boulevard.</p> <p>The building is estimated to be a total of <b>two-hundred twenty thousand (220,000) gross square feet</b> with a capacity of <b>six-hundred and thirty-seven (637) beds</b>.</p> <p>This project will accommodate <b>six hundred and twelve (612) students</b>, in <b>one hundred fifty three (153) student suites and twenty-four (24) resident assistants</b>.</p> <p>Each student suite will contain <b>two (2) bedrooms (331 GSF, double occupancy)</b>, a small living space, closets and one full bathroom.</p> <p>The new Resident Hall Facility and a number of the suites shall be designed to be accessible by disabled persons as required by the CT State Building Code.</p> <ul style="list-style-type: none"> <li>The ground floor of the building will house <b>one (1) resident</b> director apartment and area for student support services.</li> </ul>		
<b>D-B Request for Proposals (RFP):</b>	<ol style="list-style-type: none"> <li>The D-B Proposals Submitted in Response to the original D-B Request for Proposals (D-B RFP) for this Project were Canceled on December 6, 2012. The original D-B RFP for this Project is being provided for "Informational Purposes Only".  <b><u>Do Not Submit Any Questions Concerning the original D-B RFP for this Project.</u></b></li> <li>On Friday, June 01, 2012 DCS released the original D-B Request for Proposals (D-B RFP) for this D-B Project.  The original D-B RFP Volume 1 of 3 is available for review, <b>for informational purposes only</b>, to all perspective Design-Build Teams at: <a href="http://das.ct.gov/DCS/D_BP_grid.asp">http://das.ct.gov/DCS/D_BP_grid.asp</a></li> </ol>		



**ADV. No.: CF-RC-380-DB-2**

	<p>3. The original D-B RFP Volumes 2 and of 3 are available for review, <b><u>for informational purposes only</u></b>, to all perspective Design-Build Teams from an FTP Website.</p> <p>For instructions on how to access the FTP Website see page 2 of Section 00 31 36.1 "Available Information For Shortlisted Design-Builders Proposer Review" in original D-B RFP Volume 1 of 3.</p> <p>4. A new D-B Request for Proposals (RFP) for this D-B Project shall be released to <b><u>only</u></b> the new Shortlisted D-B Proposers after the conclusion of the D-B RFQ Shortlisting Phase of this Project.</p>
<b>D-B Request for Proposals (RFP) Addendums</b>	<p>There were two (2) Addendums issued during the original D-B Request for Proposals Phase of this project. They are available for review, <b><u>for informational purposes only</u></b>, to all potential Design-Builders at: <a href="http://das.ct.gov/DCS/D_BP_grid.asp">http://das.ct.gov/DCS/D_BP_grid.asp</a></p>
<b>D-B Site Tour:</b>	<p>There was a Tour of the Site for all prospective D-B Teams responding to this D-B RFQ. This was the ONLY opportunity for prospective D-B Teams to tour the site and discuss the Project with the CT DCS Project Manager, and Agency Representative(s) prior to the Qualification Submittal Deadline. The Site Tour is scheduled as follows:</p> <p style="margin-left: 40px;"><b>Date:</b> January 23, 2013  <b>Start Time:</b> 10:00 AM  <b>Location:</b> Conference Room No. 3                  East Hall                  Central Connecticut State University                  1615 Stanley Street                  New Britain, CT 06050</p>
<b>Designated Services:</b>	<p>The State of Connecticut Department of Construction Services (CT DCS) invites Design-Build (D-B) Teams to submit their qualifications to provide complete design-build services including but not limited to site development, design and construction of a new Residence Hall Facility at Central Connecticut State University.</p> <p><b>All prospective D-B "Teams" shall demonstrate the following:</b></p> <ol style="list-style-type: none"> <li>1. A significant current experience and extensive knowledge in the design and construction of a new Residence Hall Facility and related facilities.</li> <li>2. Capable of providing complete professional services that are required including, but not limited to, all architectural, structural, mechanical, electrical, civil, geotechnical, survey, landscape, construction management, scheduling, commissioning, testing, cost estimating and any other design or specialty disciplines pertinent to the project.</li> <li>3. Design Team "Key Personnel" that are Connecticut-registered, licensed professionals;</li> <li>4. Building Information Modeling (BIM) Process;</li> <li>5. State Building Codes, Fire Safety Codes, Public Health Codes, etc.;</li> </ol> <ul style="list-style-type: none"> <li>• Interior Design and Furniture, Fixture and Equipment (FF&amp;E) specification.</li> </ul> <p><b>Additionally, all prospective D-B Teams shall also identify their "Key Personnel" that can demonstrate Design &amp; Construction experience with the following:</b></p> <ol style="list-style-type: none"> <li>1. Residence Hall Facility and related facilities;</li> <li>2. Compliance knowledge of the requirements of the CT DCS Capital Projects High Performance Buildings Guidelines (<a href="http://www.ct.gov/dpw">www.ct.gov/dpw</a>) which includes, but is not limited to, the following:                         <ol style="list-style-type: none"> <li>2.1 Building Commissioning (Cx) Process;</li> <li>2.2 Integrated Design Process;</li> <li>2.3 Minimum energy performance of 21% better than the most current requirements of CT State Building Code or ASHRAE 90.1-2004, whichever is more stringent;</li> <li>2.4 LEED Silver Certification process by LEED Accredited Professionals;</li> </ol> </li> <li>3. Building Information Modeling (BIM) Process;</li> <li>4. State Building Codes, Fire Safety Codes, Public Health Codes, etc.</li> <li>5. Interior Design and Furniture, Fixture and Equipment (FF&amp;E) specification.</li> </ol>



**ADV. No.: CF-RC-380-DB-2**

<p><b>Communications and Conduct</b></p>	<p><b>(NEW) Section 4b-24-3. Communications and Conduct.</b></p> <p><b>(a)</b> Except for communications authorized by sections 4b-24-4 and 4b-24-7 of the Regulations of Connecticut State Agencies, no other communications shall occur between employees of the State of Connecticut, interview panel members or screening panel members with substantive information concerning the work for which proposals are being solicited under sections 4b-24(4) or 4b-91(g) of the Connecticut General Statutes, and any member of a design-build team or special legislation contractor, or anyone on behalf of such teams or contractors. Nothing in this section prohibits communication with regard to nonsubstantive communications, such as directions to the department to pick up construction plans or information about the hours the department is open.</p> <p><b>(b)</b> Each screening and interview panel member shall submit to the commissioner a written certification attesting to the facts set forth in section 4b-100a(e)(3) of the Connecticut General Statutes, and that the panel member has not communicated with any member of a design-build team or special legislation contractor, or anyone on their behalf, prior to the panel member's final scoring of each such team or contractor, except as provided in sections 4b-24-4 and 4b-24-7 of the Regulations of Connecticut State Agencies.</p>
--	--



ADV. No.: CF-RC-380-DB-2

**Affirmation of Receipt  
of State Ethics Laws  
Summary of Electronic  
Filing Requirements:**

In accordance with the Connecticut General Statutes and Governor Dannel P. Malloy's "Business Friendly Initiative," found in Public Act No. 11-229, the following must be adhered to:

**1. Electronic Uploading Requirements for Affidavits/Certifications**

The State of Connecticut has revised its affidavit/certification procedures. Each selected firm is required to open a BizNet account on the DAS website ([www.das.state.ct.us](http://www.das.state.ct.us)) and then upload certain affidavits/certifications.

**Instructions for opening a BizNet account** can be found on the DAS website by clicking on "State Procurement Marketplace" and then clicking on "NEW\* BizNet Connection".

**Instructions for uploading the affidavits/certifications** can be found on the DAS website by clicking on "State Procurement Marketplace" and then clicking on "DAS Business Friendly Initiatives". Follow the instructions in the "Vendor Guide to Uploading Affidavits and Nondiscrimination Forms Online (PDF)".

The specific affidavits and certifications requiring uploading are found on the DAS website by clicking on "State Procurement Marketplace", then click on the "BizNet" link under the Quick Links feature. Firms should use the affidavit/certification forms found under the BizNet link. Once uploaded, Affidavits shall be updated and submitted annually and Affidavits and Nondiscrimination Forms shall be updated within 30 days of any changes to the submitted information.

**2. Electronic "Guide to the Code of Ethics For Current or Potential State Contractors"**

When the Department of Construction Services (CT DCS) is seeking a contract for a large state construction or procurement contract having a cost of more than five hundred thousand dollars (\$500,000), CT DCS shall provide all potential consultant and contractor firms with the "**Guide to the Code of Ethics For Current or Potential State Contractors**" that is available for electronic download from the website of the Office of State Ethics (OSE). **Questions concerning the "Guide to the Code of Ethics For Current or Potential State Contractors" can be directed to the OSE at 860-263-2400.**

CT DCS is also required to notify all potential consultant and contractor firms for a large state construction or procurement contract that they must electronically upload an "**Affirmation of Receipt of State Ethics Laws Summary**" affirming that their key employees have read and understand the summary and agree to comply with the provisions of state ethics laws. Instructions on how to electronically upload an "**Affirmation of Receipt of State Ethics Laws Summary**" can be accessed as noted above. **Questions concerning the electronic filing of the "Affirmation of Receipt of State Ethics Laws Summary" can be directed to DAS Procurement Services at (860) 713-5095.**

**NOTE: Do not electronically submit an "Affirmation of Receipt of State Ethics Laws Summary" to CT DCS.**

**3. Additional Affidavits & Certifications Requirements:**

At the time a Firm is notified of its "Conditional Selection" by CT DCS, it will be given instructions regarding additional certificates, affidavits, and other information that must be submitted for the processing of its contract by CT DAS Legal Services.



**ADV. No.: CF-RC-380-DB-2**

<b>Date DCS Began Planning This Project:</b>	<a href="#">Insert Date CT DCS Began Planning for this Project.</a>																		
<b>Qualifications Based Selection (QBS):</b>	<p>This D-B Qualification Based Selection process is based on comparing and evaluating weighted criteria of qualifications and performance of Firms in relation to work of similar scope and complexity that is required for this specific contract. Contract award is based first on a selection of the highest qualifications and second on the negotiation of a fair and reasonable fee. For the screening phase of this selection the following are the rating point weights for the screening criteria categories:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Criteria Number</th> <th style="text-align: center;">Screening Criteria Categories</th> <th style="text-align: center;">Rating Points</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">Past Performance Record</td> <td style="text-align: center;">20</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">Experience with Work of Similar Size and Scope As Required for this Contract</td> <td style="text-align: center;">35</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">Organizational / Team Structure</td> <td style="text-align: center;">30</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">Partnering Experience</td> <td style="text-align: center;">15</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>Points per Interview Panel Member Points</b></td> <td style="text-align: center;"><b>100</b></td> </tr> </tbody> </table> <p>All submitters will receive notification of their short listed status. Shortlisted Design-Build Teams will be given notice of the Request for Proposals process and schedule. The evaluation of long list qualifications will be conducted after the receipt date of the Design-Build RFQ's noted above.</p>	Criteria Number	Screening Criteria Categories	Rating Points	1	Past Performance Record	20	2	Experience with Work of Similar Size and Scope As Required for this Contract	35	3	Organizational / Team Structure	30	4	Partnering Experience	15	<b>Points per Interview Panel Member Points</b>		<b>100</b>
	Criteria Number	Screening Criteria Categories	Rating Points																
1	Past Performance Record	20																	
2	Experience with Work of Similar Size and Scope As Required for this Contract	35																	
3	Organizational / Team Structure	30																	
4	Partnering Experience	15																	
<b>Points per Interview Panel Member Points</b>		<b>100</b>																	
	<p><b>Note:</b> The QBS D-B Selection for this Project shall be conducted in accordance with requirements stated in the <b>D-B (Design-Build) Total Cost • Best Value Selection Procedure Manual (0350)</b>:</p> <ol style="list-style-type: none"> <li>1. Go to the CT DCS Website: <a href="http://www.ct.gov/dcs">www.ct.gov/dcs</a>;</li> <li>2. At the top of the CT DCS Home Page click on the <b>Publications</b> link;</li> <li>3. Click on the <b>D-B (Design-Build) Total Cost • Best Value Selection Procedure Manual (0350)</b> link.</li> <li>4. For the number of active and inactive D-B Selections and Contracts that are allowed to be held by a firm by at one time see the <b>Capital Project Selection &amp; Contract Limitation Guidelines (1221)</b> link.</li> </ol>																		
<b>QBS Email Registration:</b>	<p>To access the <b>QBS Email Registration</b> for this Project:</p> <ol style="list-style-type: none"> <li>1. Go to the CT DCS Website: <a href="http://www.ct.gov/dcs">www.ct.gov/dcs</a>;</li> <li>2. At the top of the CT DCS Home Page click on the <b>Forms</b> link.</li> <li>3. Click on the <b>D-B QBS Email Registration (1525)</b> link.</li> </ol>																		
<b>QBS Submittal Booklet Requirements:</b>	<p>To access the <b>QBS Submittal Booklet Requirements</b> for this Project:</p> <ol style="list-style-type: none"> <li>1. Go to the CT DCS Website: <a href="http://www.ct.gov/dcs">www.ct.gov/dcs</a>;</li> <li>2. At the top of the CT DCS Home Page click on the <b>Publications</b> link.</li> <li>3. Click on the <b>QBS Submittal Booklet Requirements (1230)</b> link and the <b>D-B Supplement - QBS Submittal Booklet Requirements (1530)</b> link.</li> <li>4. For reference, also click on the <b>Selection &amp; Bidding Manual</b> link.</li> <li>4. At the top of the CT DCS Home Page click on the <b>Forms</b> link.</li> <li>5. Click on the following links to access the required documents:                         <ol style="list-style-type: none"> <li>5.1 <b>D-B QBS "Team" Questionnaire (1535);</b></li> <li>5.2 <b>D-B QBS "Designer" Questionnaire (1540);</b></li> <li>5.3 <b>D-B QBS "Builder" Questionnaire (1545).</b></li> </ol> </li> </ol>																		



**ADV. No.: CF-RC-380-DB-2**

<b>Qualification Submittal Deadline and Location:</b>	Deadline for the receipt of the QBS Submittal Booklets is: <b>3 p.m. Wednesday, February 13, 2013</b>  State Office Building Department of Construction Services Division of Design & Construction Office of Process Management - Room 261 165 Capitol Avenue Hartford, Connecticut 06106  <b>IMPORTANT NOTE:</b> Failure to the submit properly formatted QBS Submittal Booklets with all of the required contents by the designated deadline and location will result in the Firm's submittal being deemed deficient for consideration for this Contract.
---	--

<b>Proposed D-B Project Schedule:</b>	<b>1. QBS Submittal Phase:</b>	<b>29</b>	<b>Calendar Days.</b>
	<b>2. Shortlist Screening Phase:</b>	<b>14</b>	<b>Calendar Days.</b>
	<b>3. RFQ Submittal Phase:</b>	<b>90</b>	<b>Calendar Days.</b>
	<b>4. Interview / Selection Phase:</b>	<b>21</b>	<b>Calendar Days.</b>
	<b>5. D-B Agreement Phase:</b>	<b>60</b>	<b>Calendar Days.</b>
	<b>6. Design &amp; Construction Phase:</b>	<b>495</b>	<b>Calendar Days.</b>
	<b>7. Date of Substantial Completion:</b>	<b>0</b>	<b>Calendar Days.</b>

<b>D-B RFQ Contact Persons:</b>	<i>For General D-B RFQ Requirements:</i>		<i>For This Specific D-B Contract:</i>	
	<b>CT DCS QBS Selection Unit:</b>	<b>OR</b>	<b>CT DCS Project Manager</b>	
	Randy Daigle, QBS Unit Supervisor Room 261 165, Capitol Avenue Hartford, Connecticut 06106		Scott Dunnack Room 460 165 Capitol Avenue Hartford, Connecticut 06106	
	Email: <a href="mailto:randy.daigle@ct.gov">randy.daigle@ct.gov</a>		Email: <a href="mailto:scott.dunnack@ct.gov">scott.dunnack@ct.gov</a>	
<b>Note:</b> Responses to requests for more specific contract information than is contained in this Advertisement shall be limited information that is available to all Firms and that is necessary to complete this D-B RFQ process.  <b>All requests for more specific contract information must be sent in <u>writing</u> (email acceptable).</b>				

**END**  
**Design-Build (D-B)**  
**Request for Qualifications (RFQ)**  
**WEB Advertisement**