

REQUEST for QUALIFICATIONS
For
Construction Manager At-Risk
For
Berth & Shed Reconstruction at City Docks
Submittal Deadline: April 16, 2021 at 3PM CST

The Lake Charles Harbor & Terminal District (“District”) is soliciting a request for qualifications for a Contractor to function as a Construction Manager at Risk for the Berth & Shed Reconstruction at City Docks based on approval by the Joint Legislative Transportation Committee to use CMAR as an alternative project delivery.

To download the RFQ, please visit www.bidexpress.com. Requests for additional information regarding this statement of qualifications shall be addressed to Shaunna Davis at (337) 493-3538 or E-mail address sdavis@portlc.com.

It shall be noted that all questions regarding the statement of qualifications shall be communicated in writing or by email to Shaunna Davis by no later than April 5, 2021. After that date, no additional questions will be received and/or responded to in kind.

Run Dates
March 15, 2021
March 22, 2021

March

2021



Request for

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For

Construction Manager-At-Risk

For

Berth & Shed Reconstruction at City Docks

Submittal Deadline: April 16, 2021

Lake Charles Harbor & Terminal District
Lake Charles, Louisiana

1. Introduction

The Lake Charles Harbor & Terminal District (“District”) is soliciting a request for qualifications (“RFQ”) for a Contractor to function as a Construction Manager at Risk (“CMAR”) for the Berth and Shed Reconstruction at City Docks (“Project”).

The District made the decision to utilize CMAR based on the project goals listed below:

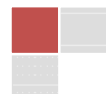
1. Stay within budget
2. Minimize the duration of the construction schedule
3. Protect adjacent facilities during construction

The goals which will benefit the District and public interest can only be realized through elements of CMAR:

1. Stay within budget: The project is a big undertaking requiring a large amount of civil construction including specialty subcontractors for soil strengthening. Having the contractor and specialty subcontractors be part of the design will provide the opportunity to stay in budget and control costs.
2. Minimize the duration of the construction schedule: Achieved through minimizing risk and eliminating design disputes through a collaborative process.
3. Protect adjacent facilities during construction: Due to the nature of the project site and the large amount of work that will take place there is a need to protect facilities that border the construction site. Early involvement of the contractor & specialty trades will allow for a collaborative process where risk to adjacent facilities can be identified and minimized.

2. Project Scope

The project, located at the District’s City Docks facility, involves the rehabilitation/reconstruction of the sheds, wharves and bulkheads at Berths 4, 5, & 6. The project is simply named “Berth & Shed Reconstruction at City Docks”. The site is unique in that it consists of timber structures that date back to the late 1920s with various repairs and additions made in later years. The District is seeking innovative approaches for the rehabilitation/reconstruction of the wharf, which is approximately 151,000SF, and is constructed of timber piles and substructure with a concrete deck and a timber bulkhead, approximately 1,700LF. Additionally, the original shed structure will need to be demolished and replaced with a modern 100,000SF steel structure, with lighting and fire protection. The project budget authorized by the District’s Board of Commissioners in the 2021 Capital Improvement Program is \$59M.



3. CMAR Preconstruction Scope Services

The District will enter into a contract with the CMAR directly for pre-construction services. At the conclusion of these services, the CMAR will have the opportunity to enter into a contract for the construction of the project.

It is envisioned that the preconstruction services may include but are not limited to:

1. Validate entity/consultant design
2. Provide assistance in design process
3. Design reviews
4. Constructability reviews
5. Prepare cost estimates
6. Value engineering/analysis
7. Cost risk analysis
8. Subcontractor bid packaging
9. Life cycle cost analysis
10. Construction phasing
11. Prepare project schedules
12. Schedule risk analysis/control

4. CMAR Compensation

The District will pay the CMAR for preconstruction services utilizing hourly rates for the personnel involved with a “not to exceed” amount of \$250,000.

5. Scoring Methodology:

This Request for Qualifications (“RFQ”) is the first step in a two-step process of selecting a CMAR for pre-construction services for the Project as provided by the State of Louisiana Revised Statutes; R.S. 38:2225.2.4. The RFQ provides the information necessary to prepare and submit Qualifications for consideration by the Selection Review Committee.

The selection review committee is comprised of the following individuals:

- Nick Pestello – Chair representing the Owner as Dir. of Engineering for the District
- Todd Henderson – Member at large, Dir. Of Operations for the District
- Robert Guillory – Member at Large, Asst. Dir. Of Maintenance for the District
- Jon Ladner – Licensed Contractor Representative, Construction Services of Southwest Louisiana, LLC
- Josh Fontenot – Design Professional Representative, Manchac Consulting Group, Inc.



In this first phase, the members will meet to discuss the content of each proposal received and if it is responsive to the solicitation. The members will then individually evaluate the proposals and submit their scores to the District's Contracts Administrator to compile all scores and generate the overall rankings. Those rankings will be distributed to the committee to initiate the second step in the process. The District may elect to interview up to three (3) of the top ranking contractors or simply award to the top rated contractor. The Selection Review Committee will make a recommendation to the District's Board of Commissioners.

6. Submittal and Procurement Grading Criteria:

Respondents shall carefully read the information contained in the following criteria and submit a complete statement of Qualifications. Incomplete Qualifications will be considered non-responsive and subject to rejection.

The following criteria will form the basis for evaluating submitted qualifications:

Number	Criteria	Weight
1.	<p>Respondent's General Statement of Qualifications and availability to undertake the Project.</p> <p>Provide a general statement of interest for the Project including a narrative describing your unique qualifications as they pertain to this particular Project. In short, describe your past experience as a CMAR on heavy construction projects both in providing preconstruction services and construction services. Include scope, cost, location and references for similar projects. Provide minimum and maximum percent of work that can be self-performed on this particular project.</p>	30%
2.	<p>Quality Control/Assurance & Safety Program</p> <p>Provide details on the type of ongoing program in place for quality. What are the in-house capabilities as they relate to quality management. What are the systems and protocols to ensure compliance to that program? Provide safety program in place for all projects, approach to safety and OSHA lost time accident rate.</p>	15%
3.	<p>Contractor validity</p> <p>Provide Louisiana licensed contractor number, classification of contractor license (for example, heavy construction), bonding capacity and minimum insurance carried. Provide narrative describing bonding program, history of company and general make up of company administration (organizational chart). Provide letter from bonding company with bonding capacity, how many years contractor has been with the bonding company, and history of any claims associated with a public entity.</p>	10%



4.	<p>Ability to create cost estimates and schedules as well as the ability to maintain a project schedule once in construction.</p> <p>The preconstruction services will require a contractor who has the ability to create cost estimates and link them to meaningful schedules in either Microsoft Project or Primavera. Contractor shall demonstrate their abilities in this criteria and provide examples.</p>	20%
5.	<p>Ability to provide value and innovation on projects</p> <p>Provide examples of how your company has provided value and innovation on projects when providing CMAR preconstruction and construction services.</p>	15%
6.	<p>Past litigation and current pending litigation involving a public entity.</p> <p>Please provide a summary of any pending and past litigation in the last 10 years. The summary should include the name of the public entity, approximate date of the claim, Parish or County in which dispute arose, the nature of the dispute, the result of any litigation or claim dispute, and the caption and suit number of any litigation. This includes involvement in claims involving the filing of liens between your company and a public entity.</p>	10%

7. Format for Statement of Qualifications

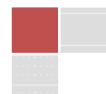
Qualifications shall be prepared to provide a straightforward, concise description of the respondent's ability to meet the requirements of this RFQ. Emphasis shall be on the quality, completeness, clarity of content, responsiveness to the requirements, and an understanding of District's needs. Qualifications shall be a maximum of twelve (12) printed pages (8 ½ x 11) for all content, including letter from bonding company. Submission of a RFQ shall constitute an attestation by the entity submitting the RFQ that all statements and material submitted are true and correct and any statement or information found to be untrue or incorrect or misleading by the District shall, in the sole discretion of the District, constitute grounds to disqualify the contractor providing such RFQ.

8. Submission of RFQ:

RFQs may be submitted via email to sdavis@portlc.com.

RFQs must be received by 3:00 PM CST April 16, 2021. Each contractor shall submit one (1) electronic copy (*.pdf format) of their RFQ for review. Each RFQ shall only have clear concise information relative to this RFQ. Each RFQ will be evaluated. This is not a public call for bids; therefore, there shall be no public opening of RFQs. All materials provided to POLC shall become property of POLC and will not be returned to the firm.

Schedule: Dates are tentative and subject to change:



<u>Task</u>	<u>Target Date</u>
Release RFQ- Part 1	March 15, 2021
RFQ Due	April 16, 2021
Anticipated Award	May 24, 2021

9. Questions:

All questions pertaining to this RFQ must be directed in electronic format via e-mail to sdavis@portlc.com. All questions will be considered. Those that are considered to add clarity to the solicitation will be addressed in writing with the question and answer provided to all Firms.

