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## **NOTICE OF REQUEST FOR AT-RISK CONSTRUCTION MANAGEMENT SERVICES**

Notice is hereby given that the City of Oklahoma City (“City”) has public improvement work that requires the services of an At-Risk Construction Management firm (“ARCM”). Pursuant to 61 O.S. §217(D). The City will receive responses to this to this Request at the **Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102 until 4:00:00 p.m. on the 28<sup>th</sup> day of August 2024.**

In order to be considered, the ARCM must timely submit a Qualifications Package electronically through the Periscope (formerly BidSync) bidding system at <https://www.periscopeholdings.com/s2g> to supply professional services specified in this solicitation. The City does not provide access to a computer to prepare or make electronic submissions. Respondents must register with the electronic bidding system at <https://www.periscopeholdings.com/s2g> in order to submit a Qualification Packet. The City recommends Respondents register and become familiar with the electronic bidding system and process in advance of the submission deadline. There is no charge to register or to submit an electronic qualifications packet to the City through the electronic bidding system. Instructions on how to get registered in the electronic bidding system can be found on the City of Oklahoma City’s website at <https://www.okc.gov/departments/bidding>.

### **M3-P020, REQUEST FOR AT-RISK CONSTRUCTION MANAGEMENT SERVICES FOR PROJECT M3-P020, MAPS 3 UNION STATION RENOVATION**

Submittals shall be made in accordance with this Notice of Request for At-Risk Construction Manager, General Instructions and Requirements, Oklahoma Open Records Act and Confidential Information, the Qualification Packet, and any other documents which are a part of the complete electronic Qualification Packet. A sample Non-Discrimination Statement and Non-Collusion Affidavit are attached for reference and must be completed prior to contract approval.

By submitting a Qualifications Packet, the Respondent certifies that the Respondent complies with 25 O.S. §1313 and participates in the Status Verifications System. The Status Verification System is defined in 25 O.S. §1312, and includes, but is not limited to, the free Employment Verification Program (E-Verify) through the Department of Homeland Security and available at: [www.dhs.gov/E-Verify](http://www.dhs.gov/E-Verify).

#### **Project Description: M3-P020, MAPS 3 UNION STATION RENOVATION**

Union Station encompasses approximately 50,000 square feet and is located at the southeast corner of SW 7th Street & S. Hudson Avenue at the southwest corner of Scissortail Park.

The project will include historic building repairs, replacement of building systems and infrastructure, removal of past alternations, restoration to original appearance, and aesthetic improvements to key interior spaces.

**The estimated construction cost for the Union Station Renovation is \$11,500,000.**

This project was previously bid and was substantially over budget. The CM will work with the City’s selected architect to provide pre-construction value engineering services for all phases of

design. Services will include attending/participating in project meetings with the owner, operator, and architect; cost estimating; recommending construction sequencing; reviewing for constructability, value engineering, and construction means and methods. The CM will assess and advise regarding schedule impacts related to long lead submittals and long lead equipment procurement. The CM will assist the City with bidding services and will hold all trade contracts. A standard City Agreement for At-Risk Construction Management Services is being developed and will be used for this project. In addition, contractor's liability and property insurance will be required for the project.

Any respondent that wishes to be considered to provide construction management services for the project must be registered with the Construction and Properties Department of the State of Oklahoma Division of Capital Assets Management, <http://www.ok.gov/DCS/Construction&Properties>, and be prequalified by the City of Oklahoma City's Prequalification Review Board, <http://www.okc.gov/departments/public-works/contractor-resources/prequalification>, for the class of work.

The following information should be included in the qualification packet:

1. The names and qualifications of top-tier CM staff who will play key roles should your firm be selected: Pre-Construction Manager/Director, Project Manager, Superintendent, etc.
2. Previous experience with projects of similar scope and nature
3. A statement of your pre-construction team's ability to commence work immediately upon completion of the selection process and receipt of a notice to proceed.
4. Contact information of your firm's primary contact for this selection/Request for At-Risk Construction Manager.
5. A completed 254 Form
6. A letter stating that each of the CM key staff has read, understands, and will operate in compliance with 61 O.S. §217(D)
7. Bond Assurance Letter
8. Affidavit of Prequalification

Questions regarding the Request for At-Risk Construction Management Services must be submitted through the electronic bidding system by 12:00 pm CST on August 21, 2024. Responses, if any, will be posted through the electronic bidding system by 10:00 a.m. CST on August 23, 2024.

The City and its Trusts reserve the right to waive formalities, irregularities, and defects in any or all submittals, except as otherwise required by law. The City and its Trusts reserves the right to: reject any or all qualifications packets; reject a portion of any or all submittals; to negotiate and execute or to not negotiate or execute an Agreement/Contract with any respondent; and to solicit different qualifications.

Qualification submittals timely received electronically through Periscope in the City Clerk's Office shall be forwarded to the Requesting Department for the Selection Committee to open and review. The Periscope system does not allow qualifications proposals to be submitted after the deadline on the above-mentioned date. **There will be no exceptions to this policy.**