

Advertisement for Request for Proposals

GENERAL: Pursuant to Alabama Code §§36-27-3 and 16-25-22, The Teachers' Retirement System of Alabama and the Employees' Retirement System of Alabama, collectively known as the Retirement Systems of Alabama or RSA, is seeking proposals from qualified Construction Management firms to provide professional program and construction management services for tenant improvements and or renovations to RSA owned properties and buildings located in Montgomery, AL. Proposals will be received until close of business January 5, 2016 at which time the submission period will be terminated.

DESCRIPTION: The scope of work will include pre-construction services, budgeting, proposal of alternate systems, design review, purchase order management, value engineering, supervision, scheduling, and construction administration in as many packages or scenarios as is expeditious or beneficial to the owner. The area of work will include the Retirement Systems of Alabama Real Estate properties located in Montgomery, AL and or in close proximity.

The contract form will be an amended AIA CM not at risk form.

Selection Criteria: Selection criteria will include but not limited to experience as general contractor and or construction manager of commercial buildings; familiarity with Montgomery, AL construction issues and coordination knowledge of local building official issues; satisfactory reports of past owner and architect relationships; ability to attract local contractors, subcontractors and suppliers to the public bid process; and employee/officer continuity and commitment to the Owner and this project.

QUALIFICATION: Interested firms must submit qualifications in triplicate on GSA standard form 330 with any other relevant information. Joint ventures or other teaming arrangements must be fully described and the responsibility matrix for project tasks included.

In addition, as a minimum include the following:

- Proposed fee structure
- Proposed project team
- Proposed consultants
- Proposed mark up on reimbursable expenses
- Proposed special or limiting contract language
- Disclosure of ongoing litigation and claims history
- Disclosure forms
- Certification of compliance with Beason-Hammon
- Examples and experience with adaptive reuse of historical structures

- Examples of specialty exterior lighting experience
- Experience with retail and commercial office space
- Evidence of licensure and registration to contract in the State of Alabama
- Sample insurance accord form with Professional liability

Brochures are discouraged and will not be considered as part of the submittal.

Submit questions and proposals to the following address:

The Retirement Systems of Alabama

201 South Union Street

Montgomery, Alabama 36104

Attn: Brant Hill

Brant.hill@rsa-al.gov

P 334.517.7200

F 334.517.7001