

Advertisement for Request for Proposals (RFP RE23-16)

GENERAL: 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 various tenant improvements, renovations and or new construction to RSA owned properties and buildings located in the state of Alabama on an as-needed basis over a five-year period beginning October 1, 2023. Proposals will be received until close of business September 21, 2023 at which time the submission period will be terminated. RSA reserves the right to award multiple contracts under this RFP in the event RSA determines that RSA's anticipated needs requires the additional capacity of multiple firms.

For more information relating to RSA's real estate investments and current properties, please visit: <https://www.rsa-al.gov/index.php/real-estate>.

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 RSA. The area of work will include the Retirement Systems of Alabama Real Estate properties located in the state of Alabama.

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

SELECTION AND EVALUATION CRITERIA: RSA expects to use the following criteria in its evaluation of proposals. The subfactors listed are intended only as a general guide and are not extensive. RSA reserves the right to modify the criteria or any allocated weights should RSA determine such modification to be in RSA's best interest.

- Experience (20%). RSA expects to look at the experience of the proposing firm as general contractor and/or construction manager of commercial buildings, as well as the experience of key personnel with general contractor and/or construction manager of commercial buildings.
- Knowledge of Industry and Local Market; Familiarity with Contractors and Suppliers (20%). This includes a proposer's familiarity with statewide Alabama construction issues and coordination knowledge of local authorities having jurisdiction official issues. This also includes a proposer's ability to attract local contractors, subcontractors and suppliers to the public bid process.
- Ability to Perform the Services (20%). RSA expects to utilize the following subfactors in determining a proposer's ability to perform the services: proximity to RSA properties; size of the firm along with current and expected volume of work of the firm; employee/officer continuity and commitment to Owner and its projects.

- Proposed Budget (20%). This would include all financial factors RSA deems to be in its best interest to analyze, which should include, without limitation, fees and costs.

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, proposals must include the following information and/or documentation:

- Proposed fee structure
- Proposed project team
- 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
- 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

PROPOSAL FORMAT: Proposals must be submitted in triplicate in a sealed envelope clearly marked “RFP RE23-016” on the outside to the following address.

Proposals sent via FedEx or UPS:

The Retirement Systems of Alabama
Real Estate Division
201 South Union Street
Montgomery, Alabama 36104
Attn: Brant Hill

Proposals sent via U.S. Mail:

The Retirement Systems of Alabama
Real Estate Division
P.O. Box 302150
Montgomery, Alabama 36130-2150
Attn: Brant Hill

Proposals may also be hand delivered to Brant Hill at the Retirement Systems of Alabama building located at 201 South Union Street, Montgomery, Alabama.

Proposals will be accepted until 5:00pm on September 21, 2023. Proposals received after that time will not be accepted.

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

INTERVIEWS: Prior to the award of any contract(s) under this RFP, the RSA reserves the right, but shall have no obligation, to conduct in-person discussions with any

proposers who submit proposals determined to be reasonably susceptible of being selected for award.

General Terms and Conditions for RFP RE23-16:

The following documents, which are available at www.rsa-al.gov/about-rsa/itb-rfp, contain additional terms and conditions applicable to, and incorporated within, this RFP. By submitting a proposal, firms acknowledge that they have read these documents and agree to all of the terms and conditions contained therein. In the event a proposing firm takes exception with any of the terms and conditions contained in these documents, the firm must disclose the exception with its proposal (and the exception will be considered as part of the evaluation of the firm).

- RSA Reservation of Rights and requirements for ITBs and RFPs
- RSA Standard Terms and Conditions for Solicitations and Contracts*

*Not all RSA Standard Terms and Conditions for Contracts are mandatory for RSA Real Estate Division contracts; however, proposing firms should assume all apply until notified otherwise. RSA, in its sole discretion, may waive some of the Standard Terms for purposes of a contract resulting from this Real Estate RFP, to the extent allowed by applicable law.

In addition, all proposing firms must complete and return, with their proposals, the following documents, all of which available at www.rsa-al.gov/about-rsa/itb-rfp (except as otherwise noted):

- State of Alabama Disclosure Statement
- Immigration Compliance Certificate
- IRS Form W-9
- Certification of Bidder or Proposer
- E-Verify MOU (not on website; proposer should send fully-executed MOU with US Department of Homeland Security)

QUESTIONS: Questions regarding this RFP, the services, or proposal preparations should be directed to Brant Hill at the following address, and must be received by 5:00pm on September 15, 2023.

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