



**CITY OF PHOENIX, ARIZONA
OFFICE OF THE CITY ENGINEER
DESIGN AND CONSTRUCTION PROCUREMENT**

REQUEST FOR QUALIFICATIONS

**100 W. WASHINGTON RENOVATION
CONSTRUCTION MANAGER AT RISK SERVICES
CP10500007**

**PROCUREPHX PRODUCT CATEGORY CODE
91200000 RFx 6000001275**

REQUEST FOR QUALIFICATIONS

The City of Phoenix is seeking a qualified Construction Manager at Risk (CMAR) to provide preconstruction services and complete construction services for the 100 W. Washington Renovation project. The selected CMAR will work as a team with the designer of record and City staff to ensure an efficient design approach for the project. The project is located at 100 W. Washington Street. The estimated construction cost is \$90 million.

SECTION I - PROJECT DESCRIPTION

The City of Phoenix, Arizona ("City") acquired a 27-story, approximately 500,000 square foot office tower, two parking structures and ancillary property from Wells Fargo in October 2021. These assets are primarily located at 100 W. Washington Street in downtown Phoenix and are now referred to as "100 West".

The 100 West properties were built in the early 1970s and have been generally well maintained. See Attachment A, consisting of three documents regarding facility conditions. A variety of tenant improvements and building updates have occurred over the years. The tower is largely vacant except for property management, security staff and vendors conducting maintenance. The bank branch will remain in use by Wells Fargo through approximately September 2022, at which time that space will become vacant. The parking structures are anticipated to remain active through the project.

The City's current Police Department Headquarters (PDHQ) is outdated and insufficient: at 156,000 square feet, it was built when Phoenix had one-third its current population. A Needs Assessment was completed in 2019 and this study was updated in 2022 (see Attachment B, City of Phoenix Police Headquarters Master Plan). This study has a 20-year horizon and anticipates approximately 470,000 square feet of space to accommodate the long-term needs of the City's PDHQ functions.

It is among the first and highest priorities for the City to develop functional, efficient space that caters to the unique needs of the dedicated staff who provide 911 services to the community. Additional planning efforts, including conceptual floor plans have been completed and can be reviewed in Attachment C, City of Phoenix Police Department Communications Bureau Program Document.

The following attachments are part of this RFQ and are available on the eProcurement/RFx 6000001275 project site:

ATTACHMENT A (THREE REPORTS) - FACILITY CONDITION ASSESSMENT AND MANAGEMENT AND MAINTENANCE REVIEW – DATED 2/3/2022; WELLS FARGO PLAZA / 2ND AVENUE PARKING GARAGE – FACILITY CONDITION EVALUATION – DATED 6/11/2021; WELLS FARGO PLAZA AND 2ND AVENUE PROPERTY CONDITION ASSESSMENT – DATED 3/9/2021

ATTACHMENT B - CITY OF PHOENIX POLICE HEADQUARTERS MASTER PLAN

ATTACHMENT C - CITY OF PHOENIX POLICE DEPARTMENT COMMUNICATIONS BUREAU PROGRAM DOCUMENT

ATTACHMENT D - ONGOING WORK, EARLY PROCUREMENT AND CORE INFRASTRUCTURE RENOVATION ACTIVITY AT 100 WEST

SECTION II – SCOPE OF WORK

The City proposes to retain a highly qualified, capable firm to act as the CMAR throughout pre-construction and construction of the 100 W. Washington Renovation project. Work is expected to begin immediately upon contract award. The preferred CMAR will have significant, current experience as the primary contractor of public safety facilities, urban high-rises, and/or municipal facilities. Significant collaboration with the City's Architect and Owner's Representative will be required to deliver a timely, efficient and effective 100 W. Washington Renovation project for the City.

The Construction Manager at Risk will begin with the firm in an agency support role for preconstruction services. The CMAR will assume the risk of delivering the project through a Guaranteed Maximum Price (GMP) contract. The CMAR will be responsible for construction means and methods and will be required to solicit bids from prequalified subcontractors to perform the work using the City's subcontractor selection process. The CMAR may also compete to self-perform limited amounts of work. **The GMP must be submitted in MAG or CSI format or it will not be accepted.**

A. Preconstruction phase services by the CMAR include but are not limited to the following:

- Provide detailed cost estimating and knowledge of marketplace conditions
- Provide project planning and scheduling
- Provide for construction phasing and scheduling that will allow for phased occupancy with minimal disruptions to tenants and City operations
- Provide alternate systems evaluation and constructability studies
- Advise City on ways to gain and maximize efficiencies in Project delivery, including value engineering without sacrificing quality
- Provide long-lead procurement studies and initiate procurement of long-lead items
- Assist in the permitting processes through the City's AFP program (for more information on AFP, visit <https://www.phoenix.gov/pdd/services/inspections/annual-facilities-program>)
- Develop a project-specific safety plan and protect the owner's sensitivity to quality, safety, and environmental factors
- Participate with the City in a process to set a goal for local and SBE participation and implement the local and SBE process
- Advise City on choosing green building materials
- Collaborate with Architect, City, Owner's Rep, and various City vendors who may still be working on certain early procurement and core infrastructure work. See Attachment D, Ongoing Work, Early Procurement and Core Infrastructure Renovation Activity at 100 West

B. Construction phase services by the CMAR may include:

- Construct the renovation of each of the items included in the Project and any other related plumbing, mechanical, electrical, or structural work as may be required
- Attend regular meetings, provide timely reports, successfully collaborate with the City, Architect and Owner's Representative
- Select subcontractors/suppliers for this project using subcontractor selection process agreed upon with the City, including achieving SBE goal.
- Prepare a Guaranteed Maximum Price (GMP) proposal(s) that meets the approval of the City and aligns with the Architects plans
- Coordinate with various City of Phoenix departments, other agencies, utility companies, etc.
- Arrange for procurement of materials and equipment
- Schedule and manage site operations

- Bid, award, and manage all construction related contracts while meeting City bid requirements including the local and SBE participation goal
- Provide quality controls
- Bond and insure the construction
- Address all federal, state and local permitting requirements
- Address any issues raised by the City or its delegates
- Maintain a safe work site for all project participants and all employees, guests, invitees and agents or affiliates of City

The use of PROMIS and other software and record keeping will be required during this contract, especially as the project is closing out. the following information provides a guideline for utilization. Any questions related to the requirements of PROMIS should be directed to the Project Manager.

- The CMAR will be required to maintain all project records in electronic format.
- The City provides an Application Service Provider (ASP) web-based project management database which the CMAR will be required to utilize in the fulfillment of the contract requirements.
- The CMAR shall provide a computerized networked office platform with broadband internet connectivity.
- PROMIS training will be provided through the City of Phoenix to firms under contract.
- CMAR will be responsible for coordinating trainings with City staff or designees on all major equipment, video recording such training sessions, and uploading such as well as all as-builts, equipment specs, warranty information and related information to the City's preferred building management software / system.

SECTION III – SMALL BUSINESS ENTERPRISE (SBE) REQUIREMENTS

Only firms whose physical business is located within Maricopa County are eligible to meet the SBE subcontracting goal, which will be set prior to construction of this project. The final goal will be based on SBE subcontractor availability.

SECTION IV - PRE-SUBMITTAL MEETING

A pre-submittal meeting will be held at 9:00 a.m., Phoenix time on Thursday, June 16, 2022, via WebEx. At this meeting, City staff will discuss the scope of work, general project requirements, and respond to questions from the attendees. It is strongly recommended that interested firms attend the pre-submittal meeting. Inquiries regarding the project scope outside of this pre-submittal meeting must be directed to the Contracts Specialist.

During this pre-submittal meeting, Owner's Representative Services and Architectural Services will also be discussed.

A brief City escorted in-person site visit will be available on Thursday, June 16, 2022, at 100 W. Washington Street.

Pre-scheduled meeting times are as follows:

- 12:45 p.m. – Owner's Representative Services
- 2:00 p.m. – Architectural Services
- 3:15 p.m. – CMAR Services

Each firm must pre-register no later than 12:00 p.m., on Tuesday, June 14, 2022, by emailing debra.russell@phoenix.gov. Each firm is allowed a maximum of 2 people. Provide the email address of each attendee and include the name, title, telephone number, and company name. You will receive an email confirmation of meeting time and a site map for meeting location.

There will not be a virtual option for the Site Visit.

PRE-SUBMITTAL MEETING WEBEX INFORMATION:

Join from the meeting link

<https://cityofphoenix.webex.com/cityofphoenix/j.php?MTID=ma70b8a3c60ba4eb508bb884f2e73afd3>

Join by phone

+1-415-655-0001 US Toll

Meeting number (access code): 2450 880 6445

Need help? Go to <https://help.webex.com>

SECTION V - STATEMENT OF QUALIFICATIONS EVALUATION CRITERIA

Firm will be selected through a qualifications-based selection process based on the criteria below. Subcriteria are listed in order of importance in relation to project services. City of Phoenix project experience is not required.

A. General Information (50 points)

1. Provide a general description of the firm that is proposing to provide construction management services and general construction services. Explain the legal organization of the proposed firm or team. Provide an organization chart showing key personnel.
2. Provide the following information:
 - a. List the Arizona contractor licenses held by the firm and the key personnel who will be assigned to this project. Provide the contractor license number. Reference the appropriate licenses held, if needed. In order to be considered for this project, the contractor must hold the correct license as deemed appropriate by the Arizona Registrar of Contractors prior to submitting a Statement of Qualifications (SOQ) for this project in accordance with Arizona Revised Statute §32-1151.
 - b. Identify the location of the firm's principal office and the home office location of key staff on this project.
 - c. Identify any contract or subcontract held by the firm or officers of the firm, which has been terminated within the last five years. Identify any claims arising from a contract which resulted in litigation or arbitration within the last three years. Briefly describe the circumstances and the outcomes.
 - d. Provide a schedule identifying the existing insurance amounts which would insure CMAR's work on the Project.

B. Experience and Qualifications of the Firm (100 points)

1. Identify at least three comparable projects in which the firm served as either CMAR, agency Construction Manager during design and construction phases (without providing construction services), or General Contractor. Special consideration will be given to

firms that have provided Construction Manager at Risk services on similar successful renovation projects for governmental or public safety facilities, particularly in a downtown environment. For each project identified, provide the following:

- a. Description of the project, including images. Highlight aspects of the project that are comparable to the Project.
 - b. Role of the firm (specify whether Construction Manager at Risk, Construction Manager or General Contractor. If CMAR or General Contractor, identify the percent of work self-performed. Also specify services provided during design phase (i.e., cost estimating, scheduling, value engineering, etc.).
 - c. Projects' original budget estimate, original contracted construction cost and the final construction cost. Provide an explanation for the value and classification of the change orders that impacted the final construction cost.
 - d. Construction dates. Additionally identify the original scheduled completion date of the project and the actual completion date (or the anticipated completion date, if not yet completed). Describe any discrepancies between scheduled completion and final completion.
 - e. Project owner.
2. List of all City of Phoenix projects where the firm provided CMAR, agency construction management, or general construction services in the last five years, either completed or ongoing.
 3. The preferred CMAR should have experience in the construction or renovation of public safety, municipal facilities, and/or high-rise office projects that exceeded \$25 million in total costs. List all projects where the firm provided CMAR or general contractor services for the construction or material renovation of a public safety, high-rise office, and/or municipal facility either completed or ongoing in the last seven (7) years. For purposes of this question, "material renovation" shall be a renovation of an existing municipal, high-rise office, or public safety facility where the estimated or actual cost of such project is in excess of \$25 million.

C. Experience of Key Personnel to be Assigned to This Project (100 points)

1. For each key person identified, list their length of time with the firm and at least two comparable projects in which they have played a primary role. If a project selected for a key person is the same as one selected for the firm, provide just the project name and the role of the key person. For other projects provide the following:
 - a. Description of project, including images.
 - b. Role of the person, including the services this person provided during the design phase (e.g., cost estimating, scheduling, value engineering, etc.) vs construction phase.
 - c. Project's original budget estimate, the contracted construction cost and the final construction cost.
 - d. Construction dates. Additionally identify the original scheduled completion date of the project and the actual completion date (or the anticipated completion date, if not yet completed) and describe any discrepancies between scheduled completion and final completion.
 - e. Project owner.
2. List any proposed consultants, (including SBE/DBEs), including key staff names and the experience and qualifications of these individuals.

3. State the extent to which the key staff assigned to this project will be available immediately upon contract award. Describe their intended/planned availability to work on this project for the remainder of 2022 as well as 2023 and into 2024.

D. Understanding of the Project and Approach to Performing the Required Services (150 points)

1. Discuss the major issues your firm has identified on this project or similar projects and how you intend to address or have addressed those issues.
2. Attached to this Request for Qualifications is the City of Phoenix general subcontractor selection plan (see Exhibit A). Describe how you intend to implement this subcontractor selection plan including your recommendations for subcontractor trades to be selected by qualifications only vs. qualifications and bids; and discuss the benefit that your subcontractor selection plan provides to the project.
3. Describe your firm's project management approach and team organization during design and construction phase services. Describe software systems and processes used for planning, scheduling, estimating, and managing construction. Briefly describe the firm's experience on quality control, dispute resolution, and safety management.
4. Describe your firm's methodology for working with the project architect, engineers, City and its consultants, to deliver a Guaranteed Maximum Price and to maintain the GMP throughout the design and construction process.

E. Reference Check (21 points*)

Use the form provided (Exhibit B) to obtain at least three references (it is preferred no more than one be a City of Phoenix project). If your firm has not completed prior projects with other agencies, you will not be penalized. It is recommended there be references outside the City of Phoenix.

*These points are in addition to the 400 points for the SOQ. Interviews are an additional 600 points, scores from the SOQ evaluations carry over to Interviews.

SECTION VI - SUBMITTAL REQUIREMENTS

Electronic Submittal Process: Firms interested in this project must submit a Statement of Qualifications (SOQ) electronically through the ProcurePHX online portal.

Submittal requirements are as follows:

- Vendor Information:** All firms must be registered in the City's Vendor Management System prior to submitting a proposal. For new firms, the City will send an email to your firm with a vendor number within two business days of submitting the request. The vendor number should be included on the cover of the SOQ. Information on how to register with the City is available at:

<https://www.phoenix.gov/financesite/Pages/EProc-help.aspx>

If your firm is already registered with the City of Phoenix's ProcurePHX system, please visit <https://eprocurement.phoenix.gov/iri/portal> to login and access the electronic solicitation.

The product category code for this RFQ is 912000000 and the RFx number is 6000001275.

Submittals:

- Experience Modification Rate (EMR) – provide current rating; the awarded company will be asked to provide verification upon contract execution.
- Submittals must be uploaded to the ProcurePhx website by the submittal due date and time.
- Submit only one SOQ electronically, in .PDF format only, addressing all evaluation criteria. No hard copies will be accepted.
- Clearly display the firm name, vendor number, project title, and project number on the cover of the SOQ.
- A maximum of **15 pages** is permitted to address all content in the SOQ submittal (**Maximum page limit includes evaluation criteria and all additional content. It does not include information sheet.**)
- Submit the Statement of Qualifications by **12:00 noon, local time, on Friday, July 8, 2022.**
- Page size must still meet requirements of 8½" x 11"
- Font size must not be less than 10 point
- Content count:
 - ✓ Each side of a page containing evaluation criteria and additional content will be counted toward the maximum page limit noted above.
 - ✓ Pages that have project photos, charts and/or graphs will be counted towards the maximum page limit noted above.
 - ✓ Front and back covers, information sheet, Table of Contents pages, and divider (tab) pages **will NOT** be counted toward the maximum page limit noted above, unless they include evaluation criteria and additional content that could be considered by the selection panel.

Information Sheet: Provide an information sheet that includes project title, project number, RFx number, firm name, address, phone number, vendor number, and the name, title, email address and signature of your contact person for the project. Do not include any additional information.

Evaluation Criteria: Address the SOQ evaluation criteria.

Bonding Statement: **As a separate PDF attachment**, include a statement of the firm's bonding capacity from a Surety Company (A- or better for the prior four quarters) along with your SOQ submittal. (*This bond statement will not be counted towards the maximum number of pages*).

Additional Content: Resumes and other information may be included (*content shall be included within the permitted maximum page limit*).

Note: All pages exceeding the specified maximum page limit will be removed from the submittal and not considered in evaluating a submitted SOQ.

GROUNDINGS FOR DISQUALIFICATION:

Please be advised that the following **will be grounds for disqualification**, and will be strictly enforced:

- Failure to submit electronically through the ProcurePHX online portal by the due date and time.
- Violating the “Contact with City Employees” policy contained in this RFQ.
- Failure to provide bonding statement

SECTION VII - SELECTION PROCESS AND SCHEDULE

The successful firm will be selected through a qualifications-based selection process. Interested firms will submit a SOQ. A Selection Panel will evaluate each SOQ according to the criteria set forth in Section V above. Scores from the SOQ evaluation will be carried forward to the interviews for a total combined final score. Finalists from the SOQ evaluation will be invited to participate in detailed interviews. An invitation letter to each finalist will contain the evaluation criteria to be used during the interview presentation. The City may conduct a due diligence review on the firms receiving the highest evaluation.

The City expects to create a final list of at least three, but not more than five firms for this project. The City will enter into negotiations with the selected firm and execute a contract upon completion of negotiation of fees and contract terms for City Council approval.

The following tentative schedule has been prepared for this project. Firms interested in this project must be available on the dates as specified below.

Pre-submittal meeting	June 16, 2022
SOQs due	July 8, 2022
Firms notified for interview	July 28, 2022
Interview	August 16, 2022
Scope Meeting	Early September

If the City is unsuccessful in negotiating a contract with the best-qualified firm, the City may then negotiate with the next most qualified firm until a contract is executed, or the City may decide to terminate the selection process. Once a contract is executed with the successful firm, the procurement is complete.

Firms on the short list for interviews for this project will be notified directly by the City. Notification to all other firms on the status of a short list for this project will be posted on the City of Phoenix’s “Tabulations, Awards, and Recommendations” website:

<http://solicitations.phoenix.gov/awards>

Firm selected for this project will be notified directly by the City. Notification to all other firms on the status of a selection on this project will be posted on the City of Phoenix’s “Tabulations, Awards, and Recommendations” website:

<http://solicitations.phoenix.gov/awards>

The selected Contractor should expect to comply with the Arizona State Statutes Title 34 and City of Phoenix Design and Construction Procurement’s contract provisions.

SECTION VIII – GENERAL INFORMATION

Citywide Capital Improvement Projects. Consulting and contractor services supporting the City's Capital Improvement Projects are procured under the authority of the City Engineer, currently located within the Street Transportation Department. Design and Construction Procurement coordinates the citywide consulting and construction contracting procurement processes.

Changes to Request for Qualifications. *Any changes to this Request for Qualifications will be in the form of a notification.* The City of Phoenix shall not be held responsible for any oral instructions. Notifications are available on both the Solicitations and ProcurePHX webpage.

It shall be the responsibility of the registered RFQ holder to determine, prior to the submittal of the Statement of Qualifications, if notifications have been issued. Registered RFQ holders may refer to the webpage or call the Contract Specialist (listed below) in order to ascertain if a Notification has been issued for this project.

Alternate Format. For more information or a copy of this publication in an alternate format, contact the Contract Specialist (listed below) - Voice or TTY 711. Requests will only be honored if made within the first week of the advertising period.

Release of Project Information. The City shall provide the release of all public information concerning the project, including selection announcements and contract awards. Those desiring to release information to the public must receive prior written approval from the City.

City Rights. The City of Phoenix reserves the right to reject any or all Statements of Qualifications, to waive any informality or irregularity in any Statement of Qualifications received, and to be the sole judge of the merits of the respective Statements of Qualifications received.

Contact with City Employees. Beginning on the date the RFQ is issued and until the date the contract is awarded or the RFQ withdrawn, all persons or entities that respond to the RFQ, including their authorized employees, agents, representatives, proposed partner(s), subcontractor(s), joint venture(s), member(s), or any of their lobbyists or attorneys (collectively the Proposer), will refrain from any direct or indirect contact with any person (other than the designated Contract Specialist), including members of the evaluation panel, the City Manager, Assistant City Manager, Deputy City Managers, Department heads, the Mayor and other members of the Phoenix City Council. As long as the RFQ solicitation is not discussed, Proposers may continue to conduct business with the City and discuss business that is unrelated to this RFQ solicitation with City staff.

Commencing on the date and time a solicitation is published, potential or actual proposers (including their representatives) will only discuss matters associated with the solicitation with the Mayor, any members of City Council, the City Manager, any Deputy City Manager, or any department director directly associated with the solicitation (including in each case their assigned staff, except for the designated procurement officer) at a public meeting, posted under the Arizona Revised Statutes, until the resulting contract(s) are awarded or all offers or responses are rejected and the solicitation is cancelled without any announcement by the procurement officer of the City's intent to reissue the same or a similar solicitation.

Proposers may discuss their proposal or the RFQ solicitation with the Mayor or one or more members of the Phoenix City Council, provided such meetings are scheduled through the Contract Specialist (listed below), conducted in person at 200 W. Washington, Phoenix, Arizona

85003, and are posted as open meetings with the City Clerk at least twenty-four (24) hours prior to the scheduled meetings. The City Clerk will be responsible for posting the meetings. The posted notice shall identify the participants and the subject matter, as well as invite the public to participate.

This policy is intended to create a level playing field for all Proposers, assure that contracts are awarded in public, and protect the integrity of the selection process. **OFFERORS THAT VIOLATE THIS POLICY WILL BE DISQUALIFIED.**

Conflict of Interest. The City reserves the right to disqualify any Proposer on the basis of any real or apparent conflict of interest that is disclosed by the proposal submitted or any other data available to the City. This disqualification is at the sole discretion of the City. Any Proposer submitting a proposal herein waves any right to object now or at any future time, before any body or agency, including but not limited to, the City Council of the City of Phoenix or any court.

Protest Procedures. Firms wishing to respond to disqualification or a procurement outcome may refer to The Code of the City of Phoenix Chapter 2, Article XII, Section 2-187 to 2-190.4, which governs protest procedures utilized throughout the selection process. The procedures may be reviewed through the City of Phoenix website at:

<http://www.codepublishing.com/az/phoenix/>

A copy of the Protest Policy is also available online at:

<https://www.phoenix.gov/streets/procurement-opportunities>

Questions. Questions pertaining to this selection process or contract issues should be directed to the Contract Specialist, Debra Russell at (602) 256-3444 or debra.russell@phoenix.gov.

EXHIBIT A
CITY OF PHOENIX SUBCONTRACTOR SELECTION PLAN
(EXCERPT FROM CMAR PRECONSTRUCTION CONTRACT)

2.8 MAJOR SUBCONTRACTOR AND MAJOR SUPPLIER SELECTIONS

- 2.8.1 The selection of major Subcontractors and major Suppliers may occur prior to submission of a GMP Proposal. Major Subcontractors may be selected based on a combination of qualifications and price. Subcontractors shall not be selected based on price alone. Except as noted below, the selection of major Subcontractors/Suppliers is the responsibility of the CMAR. In any case, the CMAR is solely responsible for the performance of the selected Subcontractors/Suppliers.
- 2.8.1.1 The CMAR will prepare a Subcontractor/Supplier selection plan and submit the plan to the City for approval. This subcontractor selection plan shall identify those subcontractor trades anticipated to be selected by qualifications only per Section 2.8.2 and those subcontractor trades anticipated to be selected by qualifications and competitive bid in accordance with Section 2.8.3. This plan will also identify those subcontractors that will not be selected through a formalized qualifications-based selection process. The subcontractor selection plan must be consistent with the selection requirements included in this Contract.
- 2.8.2 Selection by qualifications only - The City may approve the selection of a Subcontractor(s) or Suppliers(s) based only on their qualifications when the CMAR can demonstrate it is in the best interest of the Project.
- 2.8.2.1 Qualifications-based selection of a Subcontractor(s)/Supplier(s) should only occur during the preconstruction phase to achieve maximum benefit of the subcontractors' involvement prior to the submittal of the GMP Proposal.
- 2.8.2.2 The CMAR shall apply the approved subcontractor selection plan in the evaluation of the qualifications of a Subcontractor(s) or Supplier(s) and provide the City with its review and recommendation.
- 2.8.2.3 The CMAR must receive City approval of the selected Subcontractor(s)/Supplier(s).
- 2.8.2.4 The CMAR will negotiate costs for services/supplies from each Subcontractor/Supplier selected under this method.
- 2.8.3 Selection by qualifications and competitive bid - The CMAR shall apply the subcontractor selection plan in the evaluation of the qualifications of a Subcontractor(s) or Supplier(s) and provide the City with its process to prequalify prospective subcontractors and suppliers. All Work for major subcontractors and major suppliers shall then be competitively bid to the prequalified subcontractors unless a Subcontractor or Supplier was selected pursuant to paragraph 2.8.2 above. Competitive bids may occur prior to or after the GMP Proposal(s).

- 2.8.3.1 The CMAR will develop Subcontractor and Supplier interest, submit the names of a minimum of three qualified Subcontractors or Suppliers for each trade in the Project for approval by the City and solicit bids for the various Work categories. The CMAR will identify the SBE Subcontractors and Suppliers and during the bidding process keep the City informed on the progress of meeting the desired SBE program requirements. If there are not three qualified Subcontractors/Suppliers available for a specific trade or there are extenuating circumstances warranting such, the CMAR may request approval by the City to submit less than three names. Without prior written notice to the City, no change in the recommended Subcontractors/Suppliers will be allowed.
- 2.8.3.2 If the City objects to any nominated Subcontractor/Supplier or to any self-performed Work for good reason, the CMAR will nominate a substitute Subcontractor/Supplier that is acceptable to the City.
- 2.8.3.3 The CMAR will distribute Drawings and Specifications, and when appropriate, conduct a pre-bid conference with prospective Subcontractors and Suppliers.
- 2.8.3.4 If the CMAR desires to self-perform certain portions of the Work, it will request to be one of the approved Subcontractor bidders for those specific bid packages. The CMAR's bid will be evaluated in accordance with the process identified below. If events warrant and the City concurs that in order to insure compliance with the Project Schedule and/or cost, the CMAR may self-perform Work without bidding or re-bidding the Work.
- 2.8.3.5 The CMAR shall request the pre-qualified subcontractors to provide a detailed bid for the services requested. The subcontractor bid, provided on the subcontractors' letterhead, shall contain sufficient information (i.e., unit costs/amounts) to allow an evaluation of the reasonableness of bid costs. The CMAR shall receive, open, record and evaluate the bids. The apparent low bidders will be interviewed to determine the responsiveness of their proposals. In evaluating the responsiveness of bid proposals, the CMAR, in addition to bid price, may consider the following factors: past performance on similar projects, qualifications and experience of personnel assigned, quality management plan, approach or understanding of the Work to be performed, and performance schedule to complete the Work. The final evaluation of Subcontractor/Supplier bids will be done with the City Representative in attendance to observe and witness the process. The CMAR will resolve any Subcontractor/Supplier bid withdrawal, protest or disqualification in connection with the award at no increase in the Cost of the Work.
- 2.8.4 The CMAR will be required to prepare two different reports on the subcontracting process.
- 2.8.4.1 Within fifteen Days after each major Subcontractor/Supplier bid opening process, the CMAR will prepare a report for the City's review and approval identifying the recommended Subcontractors/Supplier for each category of Work. The report will provide (a) the name of the recommended Subcontractor/Supplier and the amount of the Subcontractor/Supplier bid for each sub-agreement, (b) the sum of all recommended Subcontractor/Supplier bids received, (c) a copy of the bids received from each subcontractor, and (d) trade work and its cost that the CMAR intends to self-perform, if any.
- 2.8.4.2 Upon completion of the Subcontractor/Supplier bidding process, the CMAR shall submit a summary report to the City of the entire Subcontractor/Supplier selection process. The report will indicate, by bid process, all Subcontractors/Suppliers contacted to determine interest, the Subcontractors/Suppliers solicited, the bids received, and costs negotiated, and the recommended Subcontractors/Suppliers for each category of Work.

- 2.8.5 The approved Subcontractors/Suppliers will provide a Schedule of Values that reflects their final accepted bid proposal, which will be used to create the overall Project Schedule of Values.
- 2.8.6 If after receipt of sub-bids or after award of Subcontractors and Suppliers, the City objects to any nominated Subcontractor/Supplier or to any self-performed Work for good reason, the CMAR will nominate a substitute Subcontractor or Supplier, preferably if such option is still available, from those who submitted Subcontractor bids for the Work affected. Once such substitute Subcontractors and Suppliers are consented to by the City, the CMAR's proposed GMP for the Work or portion thereof will be correspondingly adjusted to reflect any higher or lower costs from any such substitution.
- 2.8.7 Promptly after receipt of the Notice of Intent to Award, the City will conduct a pre-award conference with the CMAR and other project team members. At the pre-award conference, the CMAR will (a) review the nominated slate of Subcontractors and Suppliers and discuss any concerns with or objections that the City has to any nominated Subcontractor or Supplier; (b) discuss City concerns relating to any proposed self-performed Work; (c) review the CMAR's proposed Contract Price for the Work during the construction phase; (d) discuss the conditions, if any, under which the City will agree to leave any portion of the remaining CMAR Contingency within the Contract Price for the construction phase Work; (e) resolve possible time frames for the Date of Commencement of the Contract time for the construction phase Work; (f) schedule the preconstruction conference; and (g) discuss other matters of importance.

EXHIBIT B
CONTRACTOR REFERENCE CHECK INSTRUCTIONS, FORM, AND SAMPLE
LETTER

The attached Contractor Performance Evaluation Form is to be provided to the agencies or entities for which your firm has recently provided services similar to those requested for this project. Provide the evaluation form to the Owner, or the Owner's representative directly responsible for oversight of the project to complete and submit to the email box listed below.

The first three references submitted will be accepted and the scores utilized as part of the evaluation process. Each reference check is worth up to 7 points for a total of up to 21 points available.

The form is to be completed by the agency or entity and uploaded to the (email box) at:

soq.referencechecks@phoenix.gov

The procurement identifier is:

6000001272

Attention: Debra Russell, Contracts Specialist

Also attached is a sample performance evaluation cover letter that may be used when sending the reference check request.

Sample Contractor Performance Evaluation Cover Letter

Sample Cover Letter
Contact Name
Address of Reference

(Your Name) is responding to a Request for Qualifications (RFQ) from the City of Phoenix Office of the City Engineer's Design and Construction Procurement section.

The City is requesting reference information related to our past performance. As a part of the response submittal process, the City is requesting performance evaluations from agencies that our firm has performed services for either in the past or is currently receiving services.

I would appreciate your cooperation in completing the attached Contractor Performance Evaluation form and return by email the completed form by **12:00 pm Phoenix time on July 8, 2022**, to soq.referencechecks@phoenix.gov attention:

Reference in Subject Line: RFx #6000001275

For questions:

Contracts Specialist: Debra Russell
City of Phoenix, Office of the City Engineer, Design & Construction Procurement
Email Address: debra.russell@phoenix.gov
Telephone Number: 602-256-3444

Failure to submit the Contractor Performance Evaluation form by the above date will have a negative impact on the proposal we submit for this service. Your cooperation in submitting this form by this date is appreciated.

If you have any questions regarding this request, please contact (your name) at (your telephone number).

Sincerely,

INSTRUCTIONS FOR COMPLETING CONTRACTOR PERFORMANCE EVALUATION

Evaluate the contractor's contract performance in each of the rating areas listed below. On the Contractor Performance Evaluation form, circle the rating from 1 to 4 that most closely matches your evaluation of the contractor's performance. Comments are not required but appreciated. **Every rating area must be scored.**

The Design and Construction Procurement section will use the information from this form to evaluate firms competing for contract award. **This completed form will become public record and upon request, will be released to the contractor or any other entity.**

Please submit the completed form to the address indicated on the bottom of the Contractor Performance Evaluation form. Thank you for your time and your cooperation.

**100 W. WASHINGTON RENOVATION
CONSTRUCTION MANAGER AT RISK SERVICES
CP10500007
RFx 6000001275**

CONTRACTOR PERFORMANCE EVALUATION FOR _____
(Firm name)

In the box below, provide the project title, contracted services provided by the firm, and start and completion dates of services. This form is to be completed by the Owner, or the Owner's representative directly responsible for oversight of the project. The project services evaluated must be relevant to the services of this project. Every rating area must be scored.

RATINGS: Summarize the Contractor's performance and **circle the number** below that corresponds to the performance rating for each category. Please see the rating scale. Please do not use N/A for scoring.

1 = Unsatisfactory (.25 pt.); 2 = Poor (.50 pt.); 3 = Good (.75 pt.); 4 = Excellent (1.0 pt.)

HOW WOULD YOU RANK THE BUSINESS RELATIONSHIP BETWEEN THE OWNER AND THE FIRM?	4 3 2 1	Comments:
WAS THE TEAM PRESENTED IN THE PROPOSAL THE TEAM THAT WORKED ON THE PROJECT TO COMPLETION?	4 3 2 1	Comments:
WAS STAFF PROACTIVE IN SOLVING PROBLEMS THAT MAY HAVE OCCURRED ON THE PROJECT?	4 3 2 1	Comments:
WAS THE CONTRACTED SCOPE OF SERVICES COMPLETED ON TIME AND WITHIN BUDGET?	4 3 2 1	Comments:
HOW WOULD YOU RATE THE QUALITY OF WORK PERFORMED BY THIS FIRM ON YOUR PROJECT?	4 3 2 1	Comments:

DID THE FIRM RECOMMEND EFFICIENCIES OR PROVIDE INNOVATIVE IDEAS OR SUGGESTIONS?	4 3 2 1	Comments:
WOULD YOU BE WILLING TO CONTRACT WITH THIS FIRM AGAIN? (YES = 1 point)	YES NO	Comments:
TOTAL SCORE		(MAXIMUM 7 POINTS)

Reference Evaluation Provided By:

Name and Title: _____

Agency/Organization: _____

Date: _____

Telephone Number: _____

Email completed form by July 8, 2022 by 12:00 pm Phoenix time to:

soq.referencechecks@phoenix.gov

***EMAIL SUBJECT LINE SHOULD REFERENCE RFx NUMBER: 6000001275**

The document should reference the project number and firm for which the reference check is being submitted. If no project number is available, reference the service and firm for which the reference check is being submitted.