

Request for Proposal and Qualifications – Pioneer Manor Construction Project Gillette, Wyoming

Campbell County Hospital District (Owner) is seeking proposals for a construction manager at risk to provide construction manager at risk services with a guaranteed maximum price for the construction of the Pioneer Manor skilled nursing and rehabilitation center in Gillette, Wyoming.

Proposals must be delivered no later than the 3rd day of April, 2014, 2:00 p.m. MDT to Carl Sorensen at Campbell County Memorial Hospital, 501 S. Burma Avenue, Gillette, WY 82716. **Proposals via email may also be sent to Carl Sorensen Carl.Sorensen@ccmh.net. Both Ron Christenson ron@christensoncorporation.com and Ted Zontelli ted@christensoncorporation.com should be copied with your emailed proposal as well.**

A pre-proposal meeting will be held at Campbell County Memorial Hospital on the 20th day of March, 2014 at 2:00 pm. MDT. This meeting will be held in the Plant Operations Conference Room.

Project Description

A description of the project, including a listing of the plans, drawings and specifications, is attached as Exhibit A.

Budget

The Owners overall budget for the project is approximately twenty nine million, seven hundred thirty thousand dollars (\$29,730,000).

Request for Proposal Documents:

The following documents are of this Request for Proposal and are incorporated herein:

Construction Plans, Drawings and Specifications
Construction Manager at Risk Agreement

The Project Description, Construction Plans/Drawings, Addendums, and Specifications documents as well as the Construction Manager At Risk Agreement are all located on, and may be downloaded from, the Christenson Corporation website www.christensoncorporation.com.

Separate Contract with Owner:

The following work on the project is under separate contract with Owner: Site Grading and Engineered Aggregate Piers.

Project Schedule

You should use the following schedule as the basis for your proposal:

Construction is to commence April 14, 2014

Construction is to be substantially completed by June 14, 2015.

Required Information

Your proposal must include the following information required by Wyoming law:

1. The location of your primary place of business;
2. The name and identification of the individuals to be assigned to the project;
3. Information showing your experience with similar projects;
4. Information demonstrating your qualifications for this project;
5. Information demonstrating your ability to protect the interests of the Owner during the project;
6. Information showing your ability to meet the project budget and time schedule requirements;
7. Information demonstrating that you will comply with W.S. 16-6-101 through 16-6-107.

Fee Proposal and Guaranteed Maximum Price

Your proposal must include a guaranteed maximum price and the completed proposal form which is attached.

Additional Proposal Requirements

Your proposal must also include the following:

1. A staffing plan indicating the personnel you intend to assign to the project, the responsibility/function of each, and the percentage of time each person will devote to the project throughout the anticipated project duration. Your proposal must include resumes and references for all key personnel included in the proposed staffing plan and must include direct hourly rates and direct labor multiplier (with a breakdown of the multiplier cost) for each person proposed for the project;
2. A line item budget to your proposal for your personnel and other cost items included in the proposed cost of work;
3. A proposed project schedule, including completion date and milestones for Owners

approvals and all other significant project activities;

4. If you propose to perform portions of the construction work for the project with your own forces, the proposal must indicate which portions of the work are proposed to be self performed and the proposed process for bidding and oversight of such work by an independent consultant, at no cost to the Owner, to assure the proper management and evaluation of any self-performed work activities and to assure that competitive pricing for the project can be maintained;
5. The current premium being charged by your surety for 100% payment and performance bonds for the project;
6. Certificates of insurance showing your professional liability coverage, general liability coverage, automobile liability coverage, and umbrella excess liability coverage maintained and a copy of the exclusion list for each policy;
7. Your five-year annual volume in dollars of your construction projects;
8. A detailed description of all lawsuits and arbitration proceedings filed by or against you during the previous five years;
9. Evidence of all required licenses to perform work in the State of Wyoming;
10. A detailed description of you experience providing construction services for similar projects including whether the project was completed on schedule and within budget and a description of any schedule or budget variances;
11. A list of references and the contact information for each. References should include the following references: professionals with skilled nursing facilities experience and mechanical, electrical, HVAC and other subcontractors and their contact information;
12. The name of your contact person and that person's contact information for follow-up questions and other communications regarding the proposal;
13. A statement of the proposer's total bonding capacity and current level of commitment;
14. A statement of the proposer's employee and job site safety programs;
15. A record of any citations or violations issued by any regulatory agency concerning your performance on construction projects in the last three years; and

16. A list of all occasions in the last three years in which you have been issued a stop work order or has been terminated due to negligence or non compliance with construction projects.

Owner may request a proposer to deliver to Owner additional information with respect to the experience or qualifications of the Proposer and its consultants and personnel proposed for the project. If requested by Owner, Proposer shall provide copies of its audited 2011, 2012 and 2013 financial statements.

Residency and Preference Requirements

If your proposal is accepted, you will be required to comply with the residency and preference requirements imposed under W.S. 16-6-101 through 16-6-107 in the procurement of subcontractors and materials to the extent such statutes are applicable.

Proposals must anticipate compliance with W.S.16-6-203 requiring use of resident labor in the project.

W.S. 16-6-106 states that all requests for proposals shall state, Preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured or grown in Wyoming, or supplied by a resident of the state, quality being equal to articles offered by competitors outside of the state.

Bonding

Proposals must anticipate providing performance and payment bonds in the amount of the guaranteed maximum price.

Bidding

Proposals must anticipate compliance with W.S. 16-6-708 which provides that any construction manager at risk shall comply with any reporting and administrative requirements as required by the owner of the recipient of a design, bid and build contract, including retainage, payment and performance bonding and default of the contract and that all bids received under the section including subcontractor bids shall be opened in public following reasonable public notice.

Contract Documents

The successful proposer shall be required to sign the Construction Manager at Risk Agreement.

Proposal Acceptance and Miscellaneous

Proposals may not be withdrawn for a period of sixty (60) days after the time established for receipt of proposals. Proposals may be modified, withdrawn or canceled only by written notice delivered to Owner before the time and at the place for delivery of proposals designated above. The Owner will notify the successful proposer of the award of the Construction Manager at Risk Agreement described above (Agreement) within sixty (60) days after the date and time set for the delivery of proposals. If Owner notifies the proposer of the award of the agreement, then the guaranteed maximum price shall be inserted in Section 3 of the Agreement and in the bonds attached to the Agreement, the date of substantial completion shall be inserted in Section 4 of the Agreement, the construction phase fee shall be inserted in Section 5.1.4 of the Agreement, the initial amount of the contingency and the percentage of the contingency of the initial estimate of cost of work on which the contingency is based shall be inserted in Section 5.1.5 of the Agreement and Exhibit D listing the CMAR personnel shall be completed. Within five (5) business days after receiving notification of the award, the successful proposer shall sign the completed Agreement and deliver it to Owner. Proposals will automatically expire if not accepted within such sixty (60) day period.

The Owner reserves the right in its sole discretion to reject any or all proposals, to cancel the project at any time, to cancel the request for proposal at any time, to alter the selection process, to postpone the selection process for its own convenience at any time, to waive any defects or irregularities in any request for proposal, and to negotiate the terms of the agreement with any proposer.

The Owner shall have no obligation to pay any compensation to any proposer for submitting a proposal. The Owner shall have no obligation to pay any costs incurred by any proposer in the preparation or submission of a proposal in response to this request for proposals.

The request for proposal and any interview process shall not create a binding contract or agreement between the Owner and the proposer. Owner shall have no binding contract with the proposer until Owner signs the Construction Manager at Risk Agreement.

Additional Information:

All questions regarding the project or this Request For Proposal should be stated in writing and addressed to the Owner through the Project Manager whose contact information is as follows:

Christenson Corporation

12 South Sixth Street, Suite 715

Minneapolis, MN 55402

Attention: Ron Christenson

Phone: (612) 338-7173

Fax: (612) 338-7236
Ron@ChristensonCorporation.com

PROPOSAL FOR PIONEER MANOR PROJECT
CONSTRUCTION MANAGER AT RISK
GILLETTE, WYOMING

Guaranteed Maximum Price	\$ _____
CMAR Construction Phase Fee	_____ % of actual cost of work
Contingency	\$ _____ which is based upon _____ % of the cost of work

Construction duration _____ months

Substantial completion date _____

Project personnel
(Attach list with % of time allocated to project and resumes)

