

REQUEST FOR LETTERS OF INTEREST

Metropolitan Community College (“MCC” or “College”) is utilizing the Construction Management at Risk (CMR) contract methodology on the following major project:

Fort Omaha Campus Expansion\”Fort Omaha Project”

Construction Education Center (CEC), the Center for Advanced and Emerging Technologies (CAET), and an Academic Skills Building

Firms interested in being evaluated for consideration, and which wish to receive notice of the College’s Request for Proposals (RFP), are invited to submit qualifications in the form of a Letter of Interest (LOI). Interested construction managers/construction management firms (CM) are invited to respond to the requests included in the Instructions for Completion of Contractor’s Letter of Interest available for download at the MCC Campus Planning and Sustainability (MCC-CPS) website:

<http://www.mccneb.edu/cps/campusplanning/forconsultants.asp>

MCC’s Board of Governors reserves the right to reject any and all applicants, and may stop the selection process for this project at any time.

1. SUBMISSION DEADLINE:

Interested firms are invited to submit eight (8) copies of their Letter of Interest and Qualifications Statement in providing CM services for the project no later than 5:00 p.m. on Monday May 12, 2014. Submissions may be submitted as follows:

If Mailed:

Rich Hanneman
Director, Administrative Management
Metropolitan Community College
P O Box 3777
Omaha, Nebraska 68103-0777

If Hand Delivered:

Metropolitan community College
Purchasing Department
30th & Fort Street
Building 30, Suite 130
Omaha, NE 68111

If Sent by Courier:

Metropolitan Community College
Purchasing Department
30th & Fort Street
Building 25
Omaha, Nebraska 68111

The College retains the option, at its sole discretion, to extend the submission due date if compliance with the original due date becomes impractical.

The College will treat all submissions as proprietary and confidential information and, therefore, not subject to public disclosure, until either the execution of any resulting agreement with a successful entity or until all submissions are rejected, at which time they may be considered public information and subject to State of Nebraska public records laws. All submissions must be valid

for a period of 120 days from the above mentioned date of submission. Submissions must be signed and dated by an authorized official to bind the entity to its provisions. No facsimile or email submissions will be accepted.

The College reserves the right to conduct discussions with any or all respondents to this request for the purpose of clarification and modification. Discussion may include, but is not limited to, the scope of work, schedule, capital budgets, and economic information. The College will not be responsible for any costs incurred in the preparation of the submission.

The College reserves the right to reject any and all submissions, wholly or in part, to waive any technicalities, informalities, or irregularities in any submissions which do not materially affect the integrity or effectiveness of the submission process, and, unless otherwise specified by the entity in its submission, to accept any item or group of items in the submission. The College further reserves the right to analyze submissions in detail which, in the exercise of reasonable discretion, it believe(s) to be in its best interest.

2. PROJECT LOCATION AND CONTEXT

The Fort Omaha Project, including buildings associated with the Construction Education Center, the Center for Advanced and Emerging Technologies, and the Academic Skills Building, will be located at Metropolitan Community College's Fort Omaha Campus, at 30th and Fort Streets, Omaha, Nebraska.

Obtained from the federal government in 1975, the Fort Omaha Campus is the oldest of the college system and currently serves as the campus with the most potential for local community improvement. The majority of administrative and maintenance staff provide area-wide services from this location. The campus sits on 73 acres of land and contains 32 buildings, which encompass 377,701 square feet of space. The buildings and grounds are maintained in the original 19th century architectural theme, yet the classrooms and offices have been upgraded to accommodate new technology and educational needs of the 21st century.

3. PROJECT DESCRIPTION

The project will consist of three buildings totaling 250,000-300,000 square feet with associated site connections and amenities. These buildings will provide the physical structures to support areas of specialization and concentration to enable the achievement of the College's 10-year Vision. The Fort Omaha Campus is at the heart of an emerging revitalized northeast Omaha where students enjoy educational and job opportunities on which careers and strong families can be built.

The CM will be an integral member of the Project Team consisting of the CM, MCC's owner's representatives, the design team or Project Architect, key design assist subcontractors and other consultants as required. Generally, it will be the responsibility of the CM to integrate the construction phases utilizing skills and knowledge of general contracting, to provide value engineering and constructability reviews, develop schedules, prepare detailed project construction estimates, study labor conditions, and, in any other way deemed necessary, to contribute to the development of the Project during the pre-construction/design and construction services phases.

The College expects the successful CM firm to work with the Board of Governors, College administration, faculty and staff in a collaborative effort that provides an environment of excellence.

4. PROJECT SCOPE

The CM services will be performed in two phases with two separate contracts. Phase I, the first contract, will include the pre-construction services and the preparation and submission of the Guaranteed Maximum Price (GMP) contract proposal. Phase II, the second contract, will include complete construction services for the construction of the Project.

The CM will be a part of the Project Design Team and participate with College staff and the Architect during Project development. Participation may include leadership and overall team coordination.

The CM will provide value analysis services, value engineering and offer cost savings suggestions and best value recommendations.

The CM will provide Project planning and scheduling.

The CM will provide constructability studies and reviews.

The CM will provide construction cost models, estimates based on marketplace conditions, and cash flow development and analysis.

The CM may be requested to manage a subcontractor design assist process during the pre-construction phase.

The CM will assist in the coordination of Contract Documents.

At, or near, the completion of the pre-construction/design phase, or at any earlier time as may be required by the College, the CM will negotiate a Construction GMP contract with the College.