

LEGAL ADVERTISEMENT – NAU PROJECT # 09.620.211

Northern Arizona University (“Owner” or “University”) extends an invitation to interested **CONSTRUCTION MANAGER AT RISK (CM@R)** firms to submit in writing their qualifications to provide pre-construction and construction services for the **McConnell Hall Replace HTHW Piping and Radiators – Project #09.620.211** on the University’s Flagstaff Mountain Campus.

This Request for Qualifications is for the CM@R’s pre-construction and construction services for the installation of a new heating system and additional renovation scope for the entire McConnell Hall Residence Hall. The heating and hot water system that supplies heat through radiators throughout McConnell Hall is now 50 years old and currently failing due to mechanical pipe deterioration and age.

This project shall address:

- Full heating system replacement utilizing existing heating exchangers and other components.
- Installation of polyethylene (Pex) piping to replace hard piping and existing conditions
- Domestic hot water repairs
- Replacement of isolation valves for each wing/floor
- Installation of updated mechanical/environmental controls for each wing or floor (possible riser, radiator and wing specific);
- Installation of new temperature sensors
- Repairs to or new installation of piping feed for the HTHW loop for the entire building or dedicated feeds for each wing/floor
- Installation of new VFD’s on all pumps
- Installation of complete controllers on air handler units as well as maintenance or restoration to existing AHU’s.

During the construction work, the building will be vacated. The construction work will start on/around May 3, 2021 and must reach Substantial Completion on or before July 30, 2021. For NAU to meet this schedule, design work must be completed by the end of February/early March 2021.

The address for McConnell Hall is 324 E. Pine Knoll Drive (Building 62). The construction budget for this project is five million two hundred thousand dollars and zero cents (\$5,200,000.00).

Owner is seeking a CM@R with experience in construction of similar projects in a higher education environment. Firms submitting a Statement of Qualifications in response to this Request for Qualifications (RFQ) must demonstrate comparable project-type experience and capability utilizing the Construction Manager at Risk delivery method, or comparable capability. The successful firm awarded a contract may be awarded additional work at Owner’s discretion for any other modifications or renovations at the project site through the warranty period of the project.

Any Offeror proposing to perform pre-construction and construction services must be appropriately licensed and registered, or in the process of obtaining licensure and registration, in the State of Arizona at the time of submission of the Qualifications.

A pre-submittal conference will be held on Wednesday, January 6, 2021 at 2:00 PM Arizona Local Time, via Zoom video conference. Information on how to join the video conference is located in Division III of the RFQ.

SCHEDULE OF DEADLINES

Advertise for Services: Thursday, December 24, 2020

Pre-Qualifications Zoom Meeting (Optional): Wednesday, January 6, 2021, at 2:00PM Arizona Local Time

Deadline for Enquiries: Wednesday, January 13, 2021, at 4:00 PM Arizona Local Time

Qualifications Due: Wednesday, January 20, 2021, at 2:00 PM Local Time

Interviews with Shortlisted Firms (Optional): Friday, February 12, 2021 (Tentative)

Begin Contract Period: March 2021

Offeror's Request for Qualification packages may be obtained from the University Planning, Design and Construction website at <https://in.nau.edu/facility-services/bids-rfq/> after 3:00PM Arizona Local Time, on Thursday, December 24, 2020.

Qualifications are due no later than Wednesday, January 20, 2021, by 2:00PM Arizona Local Time. Responses to the RFQ shall be received in Facility Services, Building #77, at the Front Reception Desk, 501 E. Pine Knoll Drive, Flagstaff, Arizona 86011 <https://nau.edu/maps> or mail to: Northern Arizona University, Box 6016, Flagstaff, Arizona, 86011. **Attention: Judith Scholar Winfield, Contract Administrator, PDC. If mailing the Qualification by courier (ex. FedEx, UPS) please use the street address noted above.**

The Board of Regents reserves the right to reject any or all Statement of Qualifications, to waive or decline, to waive irregularities in any Statement of Qualifications, or to withhold the award for any reason it may determine. Women owned and minority owned firms are encouraged to apply. Persons with a disability may request a reasonable accommodation.

All correspondence relating to this Project should be addressed to:

ARIZONA BOARD OF REGENTS

By: Daniel Okoli

OWNER Facility Services
Operations

VP of Capital Assets and Campus

Attention: **Judith Scholar Winfield**

PO Box 6016

Northern Arizona University

Flagstaff, Arizona 86011

Phone: (928) 523-4468

Email address: judith.scholarwinfield@nau.edu