

**REQUEST FOR QUALIFICATIONS – CONSTRUCTION MANAGEMENT SERVICES  
FOR THE ARKANSAS STATE CAPITOL SITE SECURITY UPGRADES**

The Arkansas Secretary of State (SOS) is soliciting responses from qualified Construction Management firms for the site upgrades to improve security for the Arkansas State Capitol building and grounds.

**Project Description:**

In a world of increased security threats, protecting Arkansas's most iconic building and its occupants is a high priority for the Secretary of State. The building is a major tourist destination in Central Arkansas and during session, will house hundreds of people working on behalf of the citizens of the state. Protecting these visitors, staff, legislators and the Governor, is a high priority that has to evolve as the threats increase and come in many forms.

This project will involve the construction of vehicle barriers (bollards, walls, planters), automatic gates, pedestrian lighting, site lighting, cameras and landscaping on all 4 sides of the building.

The estimated cost of construction is 1.8 – 2.0 million dollars, with construction starting in July of 2025, and completed by January of 2026.

## **Scope of Work**

The selected Construction Management firm will be responsible for overseeing and coordinating the following aspects of the renovation:

### **Vehicle Barriers**

- Decorative fixed bollards
- Operable pneumatic bollards
- Removable decorative bollards
- Poured in place concrete retaining walls

### **Vehicle Gates**

- Operable entry / exit gates & card readers

### **Lighting**

- Pedestrian bollard lighting along pathways
- Decorative pole lighting along the perimeter of the site

### **Landscaping**

- Replace landscaping as required to eliminate blind spots

The chosen vendor shall perform all work in a manner consistent with The Secretary of the Interior's Standards and Guidelines for Rehabilitation given the historical significance of the State Capitol building.

### **Anticipated Budget**

The estimated cost of construction is between 1.8 – 2.0 million.

### **Proposed Schedule**

3/16/25	RFQ advertisement #1
3/23/25	RFQ advertisement #2
4/01/25	Responses due by 2pm
4/03/25	CM evaluation and selection
7/01/25	Final plans and specs issued to CM
8/01/25	GMP pricing from subs due
8/15/25	Final GMP price due from CM
9/01/25	Contract and NTP issued
	6-month construction duration

**Professional Services Required**

The project committee will be comprised of the Architect / Engineer, and SOS. Construction Manager will work with representatives of this team for principal responsibility of:

- Preconstruction services of constructability and project cost estimating / pricing the 50% and 100% Construction Documents.
  - The CM is required to get a minimum of 3 bids from the major trade subcontractors (HVAC, Plumbing & Electrical) required for this project to promote competitive bidding for best value. A minimum of 2 bids will be required for all other trades.
  - The project schedule will require very close communications / coordination with the owners and design team to ensure timely and accurate estimates / costs.
  - Provide input on project scope phasing to ensure schedule objectives are achieved.
  - Provide Value Alternatives / Value Engineering in timely fashion to ensure project budget objectives are achieved / maintained. CM is responsible for alternative products / materials and construction methods.
- Input for early construction packages to expedite project delivery.
- Procurement and delivery of construction scope as defined by project drawings, specifications, and other related scope documents.

NOTE: To ensure contract budget control, the Construction Management firm will be expected to provide a Guaranteed Maximum Price (GMP) upon the finalized and owner agreed upon scope. This GMP contract will be in force throughout the project. Amendments to the GMP contract will be processed per owner approved change orders.

- **Construction Phase:**
  - Manage the project management of all phases of construction and best construction practices. Safety and security of the site a priority imperative.
  - Project superintendent or assistant superintendent will be required on site all times construction activities are occurring.
  - Provide frequent schedule and project reports. Weekly reports are the minimum, but some critical periods may require more frequent submissions.
  - Follow the requirements of defined processes for project execution, shop drawings, submittals, Request for Information, Change Order Request, Change Order execution, payment applications, and other best practices for capital projects.

**Statement of Qualifications Format and Content**

A selection committee comprised of SOS Staff, and the design team will participate in the selection process. To aid the committee's review of competing firms, the Interview and SOQ document should be structured in the following order and content:

1. Firm Base Information
  - a. Name and address of firm
  - b. Primary contact telephone numbers and email addresses
  - c. Web page address, and any social media addresses
2. Brief History of Firm
  - a. Size of firm (staff numbers)
  - b. Number of years in business
  - c. Organization chart of firm
3. CM Team Background
  - a. Primary Team Members (as applicable)
    - i. Principle In Charge
    - ii. Director of Construction Services
    - iii. Director of Preconstruction Services
    - iv. Project Estimator
    - v. Project Manager
    - vi. Superintendent
  - b. Resumes of Team Members
4. Representative Projects / Project Experience—projects completed by your firm that best represents a similar scope, budget, program and complexity (tight deadlines requiring multiple overtime shifts). Projects can be renovations or new construction. For each project, include:
  - a. Name and Location
  - b. Owner Representative name and contact information
  - c. Project Description (include any unique aspects)
  - d. Photographs
5. Proof of Arkansas Contractors License
6. Proof of current professional liability insurance coverage (\$1,000,000 minimum required, more may be required upon project execution)
7. Bonding Capacity
8. Required Forms: Submit the following forms with your response packet:
  - a. Contract and Grant Disclosure and Certification Form
  - b. Company's Equal Opportunity Policy
  - c. Illegal Immigrant Contractor Disclosure Certification Form
  - d. Israel Boycott Restriction Certification Form
  - e. Signed Vendor Certification
  - f. W-9 Form

## Selection Criteria and Process

### Technical Scoring

Statements of Qualifications shall be evaluated by Secretary of State staff based upon requirements set forth in this request for qualifications and ranked in order of qualification from highest to lowest. Response packets that do not meet submission requirements shall be disqualified and not evaluated.

The maximum point values for each submission to be scored as follows:

<b>Evaluation Criteria</b>	<b>Maximum Possible Points</b>
CM team qualifications and specialized experience and technical competence	20 Points
Experience and capacity to managing medium-to-large sized construction projects within time limitations set to complete the project	20 Points
Past project performance with respect to cost control, quality of work, ability to meet schedules and deadlines	40 Points
Experience completing site renovation projects with high traffic volumes	20 Points
<b>Total Points Available</b>	<b>100 Points</b>

To derive the average technical score for each vendor, the combined technical scores for each rater will be added and divided by the total number of raters. The vendor with the highest average technical score will be deemed the most responsive vendor and negotiations shall begin. (See Negotiations section below.)

### Negotiations

Secretary of State staff shall enter negotiations with the most responsive bidder (identified by the above scoring processes) to negotiate payment fees, payment schedule, and finalize a contract. If Secretary of State Staff is unable to negotiate a satisfactory contract for the services to be provided with the most qualified CM, negotiations will be formally terminated and negotiations with the next highest scoring vendor will be initiated. The negotiation process will be repeated until a successful CM has been determined, or until such time as the Secretary of State's Office decides not to move forward with a contract. It is the intent of the Secretary of State's Office to enter into a single contract with one (1) CM following the selection process.

Selection of the CM shall be at the sole discretion of the Secretary of State's Office and is final.

### **Contract Terms and Conditions**

The selected CM will be required to enter into a formal written contract with the Secretary of State's Office prior to the commencement of the project. Any contract for services entered into by the Secretary of State's Office as a result of this request for qualification shall include the original request and the selected CM's submission.

Any contract entered into pursuant to this request for qualifications is not assignable nor are the duties thereunder delegable by either party without the written consent of the other party of the contract.

All payments shall be made in accordance with the terms and conditions of the payment provisions of the contract signed by the successful CM and the Secretary of State's representative, subject to legislative appropriations. CM acknowledges that the Secretary of State's Office is subject to constitutional and statutory limitations on spending. The Secretary of State's Office agrees to exercise its best efforts to obtain funding at the contract rate during each annual session of the Arkansas General Assembly, to which all spending obligations are subject.

### **Project Special Requirements and Schedule**

This project will utilize construction procurement delivery method of construction manager (CM) with agreed guaranteed maximum price. The use of a CM will afford constructability input, pricing, and scheduling of advance work scope at all design stages.

### **RFQ Package Delivery**

RFQ package is due no later than 2pm on Tuesday 4/01/25.

Deliver 3 hard copies and 1 pdf file on a thumb drive to the following address below:

Brent Stamp  
Director Facilities Management  
Arkansas Secretary of State  
Arkansas State Capitol  
500 Woodlane Street, Suite 061  
Little Rock, AR 72201

