

Alamogordo Public Schools

ADDENDUM 2

Agenda and Meeting Notes Revision to the RFQ

RFQ#: 2024-001

Holloman Middle School
Construction Manager at Risk

Please find the agenda, along with the Meeting notes, for the Mandatory Pre-Proposal meeting, held virtually and in-person on July 18, 2023 @ 2:00 pm in the Alamogordo Public Schools Boardroom.

Revisions to the RFQ are as follows:

- Correct typo on 3.1 - date of final questions - should be August 3, 2023.

3.0 PROPOSED SCHEDULE FOR SELECTION AND THE WORK

The following is a general schedule, subject to revision, for the selection of this Construction Manager at Risk:

3.1 Schedule for Selection.

Request for Qualifications (RFQ) advertised **Sunday, July 9, 2023**
Mandatory Pre-Submittal Meeting, **July 18, 2023** at 2:00 P.M. MDT
Date for final questions, **August 3, 2023** at 2:00 PM. MDT
Final Addendum, **August 4, 2023**
RFQ Due at 3:00 P.M. MDT, **August 11, 2023**
Selection Committee Meets to evaluate RFQ, **August 14, 2023**
School Board meeting, **August 16, 2023**
Release Request for Proposals (RFP) for Fee and Specified General Conditions sent to qualified firms, **August 17, 2023**
RFP due at 2:00 P.M. MST **September 19, 2023**
Interview and Selection meeting, **TBD**
School Board meets, **TBD**

- **Update 3.2 Schedule of Design. Revise Program submittal completion to “at the end of July 2023”. It currently states July 14, 2023.**

3.2 Schedule for Design

Program, **scheduled completion July 14, 2023**

Schematic design, **scheduled completion October 13, 2023**

Design Development, **scheduled completion January 12, 2024**

Construction Documents, **scheduled completion May 3, 2024**

Alamogordo Public Schools
RFP 2024-001 Holloman Construction Manager at Risk
Pre-Proposal Meeting
July 18, 2023

SIGN – SHEET

PLEASE PRINT

COMPANY NAME	REPRESENTATIVE NAME	EMAIL ADDRESS	PHONE NUMBER
Brycon Corporation	Kayla Smead	ksmead@brycon.com	575-993-0731
Jaynes Corporation	Ernesto Rodriguez	ernesto.rodriguez@jaynescorp.com	(505) 362-3154
BANES GENERAL CONTRACTORS	ADRIAN STRESOW	adrian@banes-gc.com	915-261-5326
DEKER PERICH SABATINI	Juan I. GALLEGOS	juang@dpsdesign.occ	915-309-6504
JAYNES CORP	JADE ROMO	Jade.romo@jaynescorp.com	505-249-0478
HB Const ructia	John Colly	Bids@HBConstruction.com	505-856-0404



Alamogordo
Public Schools

Marie Bouma <marie.bouma@alamogordoschools.org>

APS Holloman Middle School - Online attendee list.

1 message

Juan Dorado <JuanD@dpsdesign.org>

Tue, Jul 18, 2023 at 2:58 PM

To: Marie Bouma <marie.bouma@alamogordoschools.org>, Juan Gallegos <JuanG@dpsdesign.org>

Hi Marie,

Here were the attendees online:

Attendees for the Mandatory Pre-submittal Meeting.

- Gary Benavidez, Brycon Corporation, 505.433.3664, gbenavidez@brycon.com
- Matt Tomlinson - Bradbury Stamm - bids@bradburystamm.com
- Peter Fritz – Bradbury Stamm - bids@bradburystamm.com

In the room:

Jaynes

HB Construction

Thanks,

-jd

**DEKKER
PERICH
SABATINI**
**Architecture
in Progress**

Juan Dorado, AIA
Studio Leader / Principal
Dekker Perich Sabatini
505.761.9700 / dpsdesign.org

[DPS ranks in the Top Design Firms by Engineering News-Record in 2023](#)

Agenda Pre-Submittal Meeting for Construction Manager at Risk

Project No.: 20-0331.001
District RFP NO. 2024-001
Project: **APS Holloman Middle School**
Date: July 18, 2023 at 2:00 p.m.



Discussion Items:

1. Owner and Project Team Introduction
 - a. Marie Bouma – APS Chief Procurement Officer (Contract Specialist)
 - b. Sanjay Kadu, AIA – DPS (Technical Contract Information)
2. Owner comments.
3. Scope of work review.
 - a. RFQ for CMAR
 - b. Project information
 - i. Budget: \$45M funded in part by Alamogordo Public Schools and U.S. Federal Funding Grant Award. Build America Buy America Act
 - ii. Anticipated Sq. Ft. is 52,178.
 - iii. Middle School to serve 300 students grades 6-8th.
 - iv. Site location is at existing Holloman Middle School campus.
 - v. Includes demolition of existing Holloman Middle School.
 - c. LEED Silver minimum and WELL Building Certification.
 - d. Refer to Section 3 – Paragraph 2.0.
4. Project Schedule
 - a. Refer to Section 3 - Paragraph 3.0
5. Overview of CMAR Requirements
 - a. CMAR to actively participate in member of the project team with District and Architect.
 - b. CMAR is integral part of the team and carries a leadership role in estimating and constructability review efforts.
 - c. Refer to Section 3 – Paragraph 4.0
6. Evaluation of Qualifications and Proposal
 - a. Refer to Section 3 - Paragraph 6.0
 - b. RFQ – Max 55 points
 - c. RFP (Invitation Only) – Max 20 points
 - d. Interview (invitation Only) – Max 20 points
7. Other
 - a. Holloman Elementary School is in the process of being demolished, scope of work is not part of the Holloman Middle School project.
 - b. Existing Holloman MS to be demolished as part of the project.
 - c. District emphasized that the Contractor and trades be cognizant that the Work is to occur in an occupied campus and an active military base.
 - d. A project site visit will be scheduled for the second phase of the CMAR selection process.
 - e. It is the Contractor's responsibility to ensure background checks are cleared for whoever is visiting the site.

END OF AGENDA

Holloman Middle School

Alamogordo Public Schools

Request For Qualifications for Construction Manager At Risk

Mandatory Pre-Submittal Meeting

RFQ#: 2024-001

July 18, 2024





1

Agenda

- Owner & Project Team Introductions
- Owner Comments
- Scope of Work Review
- Project Schedule
- Overview of CMAR Requirements
- Evaluation of Qualifications & Proposal
- **All** questions to be submitted in writing

Holloman Middle School – Alamogordo Public Schools
July 18, 2023 – Mandatory Pre-Submittal Conference
District RFQ#: 2024-001



2

Introductions & Owner Comments

- Owner: Alamogordo Public Schools
 - Marie Bouma, Chief Procurement Officer (Contract Specialist)
Telephone: (575) 812-6044
Email: marie.bouma@alamogordoschools.org
- Architect: Dekker Perich Sabatini
 - Sanjay Kadu, AIA – Dekker Perich Sabatini (Technical Contact Information)
Telephone: 505-761-9700
E-mail: sanjayk@dpsdesign.org
- Attendees: Sign-in-sheet to be distributed

Holloman Middle School – Alamogordo Public Schools
July 18, 2023 – Mandatory Pre-Submittal Conference
District RFQ#: 2024-001



3

Scope of Work Review

2.0 SCOPE OF WORK

The Scope of Work under this solicitation is separated into three steps. The known specifics of each steps of the work follow.

General funding information for the project.

The total anticipated project budget is \$45,000,000, funded in part by Alamogordo Public Schools and United States Federal Funding Grant Award. Build America, Buy America as required by the buy American provision requires all products must be of domestic origin as required by [CFR 25.602.2](#). In addition to the New Mexico Statutes Annotated (NMSA) and the State of New Mexico Procurement Code, this procurement will be governed by the Code of Federal Regulations (CFR) Any provisions in the Inflation Reduction Act would also govern the procurement.

General Description: The APS Holloman Middle School Project will consist of Construction of new replacement facility on an occupied campus to be approximately 52,178 SF to serve 300 students grades 6-8. Final building area and student county will be determined based on visioning and programming. New school will be located on the existing Holloman Middle School campus and the existing elementary and middle school facilities will remain operational during construction. Scope also includes:

- New outdoor learning studios to include a learning pavilion with themed outdoor classrooms, artificial turf playfields, soft surfaces sports courts, discovery habitat and pollinator gardens, and group gathering spaces between the new middle school and Holloman Elementary School.
- Demolition of the existing Holloman Middle School
- LEED Certification
- WELL Building Certification

1) **Location:** Holloman Middle School Existing Campus

2) **Maximum Allowable Construction Cost (MACC)** for the APS Holloman Middle School total project budget is set at \$59,610,471 with an anticipated Guaranteed Maximum Price of \$45,000,000.

Holloman Middle School – Alamogordo Public Schools
July 18, 2023 – Mandatory Pre-Submittal Conference
District RFQ#: 2024-001



4

Scope of Work Review (Site)

- Existing Holloman Middle School
- Recently Constructed Holloman Elementary School
- Existing Holloman Elementary School



Holloman Middle School – Alamogordo Public Schools
 July 18, 2023 – Mandatory Pre-Submittal Conference
 District RFQ#: 2024-001



5

Project Schedule

3.0 PROPOSED SCHEDULE FOR SELECTION AND THE WORK

The following is a general schedule, subject to revision, for the selection of this Construction Manager at Risk:

3.1 Schedule for Selection.

- Request for Qualifications (RFQ) advertised **Sunday, July 9, 2023**
- Mandatory Pre-Submittal Meeting, **July 18, 2023** at 2:00 P.M. MDT
- Date for final questions, **August 3, 2023** at 2:00 PM. MDT
- Final Addendum, **August 4, 2023**
- RFQ Due at 3:00 P.M. MDT, **August 11, 2023**
- Selection Committee Meets to evaluate RFQ, **August 14, 2023**
- School Board meeting, **August 16, 2023**
- Release Request for Proposals (RFP) for Fee and Specified General Conditions sent to qualified firms, **August 17, 2023**
- RFP due at 2:00 P.M. MST **September 19, 2023**
- Interview and Selection meeting, **TBD**
- School Board meets, **TBD**

Holloman Middle School – Alamogordo Public Schools
 July 18, 2023 – Mandatory Pre-Submittal Conference
 District RFQ#: 2024-001



6

Project Schedule

- 3.2 Schedule for Design**
 Program, **scheduled completion July 14, 2023**
 Schematic design, **scheduled completion October 13, 2023**
 Design Development, **scheduled completion January 12, 2024**
 Construction Documents, **scheduled completion May 3, 2024**
- 3.3 Schedule for MACC Negotiation, GMP Amendment.**
 Construction Documents provided to CM for pricing, **July 11, 2024 (Final GMP) early work packages to be considered during design.**
 MACC Negotiations concluded, **TBD.**
 GMP Amendment executed, **TBD.**
- 3.4 Schedule for Subcontract Buyout and Construction.**
 Construction Documents delivered to CM at Risk for Sub-contract buy-out, **scheduled for TBD NTP** and Construction begins, **Scheduled for after July 2024 early work packages to be considered during design.**
 Substantial Completion, **TBD**
 Final completion, **scheduled for Fall 2025**

Holloman Middle School – Alamogordo Public Schools
 July 18, 2023 – Mandatory Pre-Submittal Conference
 District RFQ#: 2024-001



7

Overview of CMAR Requirements

- 4.0 SPECIFIC PROJECT REQUIREMENTS AND DELIVERABLES**
 The CM at Risk shall actively participate as a member of the project team with the District and the Architect of Record beginning with design concept and constructability reviews and construction cost estimating at the end of the Schematic Design phase and continuing through construction and commissioning of the project. The purpose of these pre-construction and construction responsibilities is to provide the expertise necessary to ensure that the program objectives are realized, and the project budget and schedule are met, resulting in an integrated project delivery value engineered for the best value to APS.

APS requires a dynamic, ongoing estimating and constructability effort, in addition to that provided at project design milestones, to coincide with the development of the design and documents. Estimating and constructability reviews will be an ongoing effort. The design phase will be fast-paced and APS will need 'real-time' feed-back. The CMAR is an integral part of the team and carries a **leadership role** in estimating and constructability review efforts, requiring early and active participation. The highest degree of professional effort is expected to optimize the process.

The CM at Risk shall provide pre-construction services, including, but not limited to attending and participating in design meetings with the District and Architect of Record; identifying safe work practices and requirements for construction; assessing and recommending site logistics requirements; recommending phasing and sequencing of the work; construction scheduling; cost estimating; assessing alternative construction methods and products for Value Engineering and life cycle cost considerations; and, participating in the District's phased design and construction document reviews.

Holloman Middle School – Alamogordo Public Schools
 July 18, 2023 – Mandatory Pre-Submittal Conference
 District RFQ#: 2024-001



8

Overview of CMAR Requirements (Cont.)

The CM at Risk shall propose a Guaranteed Maximum Price (GMP), which shall be the sum of the estimated cost of the Work (MACC), its Preconstruction Fee and its proposal for General Conditions and Construction Manager’s fee. The CM at Risk shall indicate the percentage of the GMP that it will perform with its own work forces.

The CM at Risk, in cooperation with the District, shall seek to develop subcontractor interest in the project, conduct pre-bid or pre-proposal meetings, advises the District about bidding or proposals, evaluate submissions by responsible bidders and Respondents, and enter into subcontracts for the execution of the Work.

The CM at Risk shall manage and superintend the Work.

Holloman Middle School – Alamogordo Public Schools
July 18, 2023 – Mandatory Pre-Submittal Conference
District RFQ#: 2024-001



Evaluation of Qualifications and Proposal

6.0 EVALUATION OF QUALIFICATIONS AND PROPOSAL

The requirements for the Statement of Qualifications, Proposals and Interview are set forth below. The weight the Selection Committee will give each factor in their review of the qualifications and proposals are provided. The Selection Committee may, at its option, request additional information to determine a Respondent’s responsibility if the need arises during the Selection Committee’s evaluation of qualifications and proposals.

6.1 Requirements for providing responses to Request for Qualifications.

Each Respondent must reply to the questions listed below in the order asked. Brevity is preferred. Pay attention to specific requests for information.

Proposer can upload their submission to the APS vendor Registry via the following link: <https://vrapp.vendorregistry.com/Bids> (preferred).

If the Proposers proposal is being mailed or delivered to the APS District Offices, the Proposer is required to submit ONE (1) original and FIVE (5) copies of their proposal and the required supporting documentation. The proposer is required to submit an electronic copy of the proposal on a flash drive if the proposal is being mailed or delivered to the APS District Office. If the Proposer considers any part of its proposal material to be proprietary technical or business information, such material shall be prominently and clearly marked as “proprietary” or “Trade Secret.” *Proposers submitting electronically through vendor registry are not required to submit physical copies.*

The submittals shall be organized in a manner that will enable the CM at Risk Selection Committee to quickly access pertinent information. Submit copies of the Statement of Qualifications by mail or messenger, no later than 3:00 PM, August 11, 2023

Alamogordo Public Schools (physical address)
Attn: Marie Bouma, Chief Procurement Officer
1211 Hawaii Ave
Alamogordo, NM 88310

6.1 Qualifications.....Max **55 Points**

6.2 Proposal (Invitation Only).....Max **20 Points**

6.3 Interview (Invitation Only).....Max **20 Points**

Holloman Middle School – Alamogordo Public Schools
July 18, 2023 – Mandatory Pre-Submittal Conference
District RFQ#: 2024-001



Evaluation of Qualifications and Proposal

- 6.1 Qualifications.....Max 55 Points
- 6.2 Proposal (Invitation Only).....Max 20 Points
- 6.3 Interview (Invitation Only).....Max 20 Points

- Qualifications:** **Maximum of 55 points**
- a. **Past Performance of the Respondent in completing CM at Risk projects or projects with a Guaranteed Maximum Price (5 Points).** What has been the experience of your firm in completing CM at Risk projects or projects with a Guaranteed Maximum Price? Provide a list of three equivalent completed projects. For each project provide the duration of construction, the final cost, a reference who is familiar with your firm’s performance on the listed project and note if any of the individuals named in your project team for the Holloman Middle School participated as members of the project team on the listed project.
 - b. **Past Performance in completing similar projects (10 Points).** What has been the experience of your firm in completing renovation/reuse projects of a similar size and type to this project? Provide a list of three completed projects. For each project listed, provide the duration of construction, the budgeted project cost, the final project cost, a description of the pre-construction services performed by your firm, a reference who is familiar with your firm’s performance in completing the project, and note if any of the personnel presented in your project team for this Holloman Middle School project participated as members of the project team for the listed project.
 - c. **Presentation of the Project Team (10 Points).** Describe the organization that you feel is appropriate for the project during the preconstruction, procurement, construction and closeout phases. Identify the personnel or consultants that will serve in those roles and provide their qualifications, experience and hourly rate (for preconstruction services) for each.

Holloman Middle School – Alamogordo Public Schools
 July 18, 2023 – Mandatory Pre-Submittal Conference
 District RFQ#: 2024-001



Evaluation of Qualifications and Proposal

- 6.1 Qualifications.....Max 55 Points
- 6.2 Proposal (Invitation Only).....Max 20 Points
- 6.3 Interview (Invitation Only).....Max 20 Points

- d. **Concept of the Proposal (12 Points).** Discuss the major challenges you envision the Project Team will encounter in completing the work for this project. How would your firm address those challenges? In addition, provide your firm’s plan to address the following contractual responsibilities of the CM at Risk:
 - 1.) Preconstruction Services, including estimating, scheduling, constructability reviews, logistics and phasing planning and value engineering;
 - 2.) Procurement Management including developing subcontractor interest, conducting pre-bid or pre-proposal meetings, pre-qualifying subcontractors and suppliers, receiving and evaluating bids and proposals, and entering into contracts;
 - 3.) Construction Management Services including services to ensure a quality product is delivered on time and within budget;
 - 4.) Safety and Site Management including the services to be rendered and plans to be developed in connection with worker safety, hazardous material control, fire protection, emergency medical response and site security;
 - 5.) Commissioning and start-up services to ensure that all building systems are in full operation at substantial completion; and,
 - 6.) Project Closeout Services to ensure that as-built documentation is accurate, maintenance and operation manuals are complete, warranty and guarantees are provided, and District personnel are trained in the maintenance and operation of the facility.
- e. **Ability of the Respondent to meet time and budget requirements (3 Points).** Provide the following additional information for each of the three projects listed in your firm’s response to 6.1 b. above:
 - 1.) Owner’s original construction estimate;
 - 2.) Original guaranteed maximum price;
 - 3.) Final Contract Cost;
 - 4.) Original completion date; and,
 - 5.) Actual date of Substantial Completion.

Holloman Middle School – Alamogordo Public Schools
 July 18, 2023 – Mandatory Pre-Submittal Conference
 District RFQ#: 2024-001



Evaluation of Qualifications and Proposal

6.1 Qualifications.....Max 55 Points

6.2 Proposal (Invitation Only).....Max 20 Points

6.3 Interview (Invitation Only).....Max 20 Points

- f. **Respondent’s experience and utilization of subcontractors and material suppliers on federal projects (5 Points).** Demonstrate your firm’s experience in successfully completing federally funded construction projects. Indicate your firm’s familiarity with the procurement process and construction requirements for federally funding projects on and off government military bases.
- g. **Recent, current and projected workloads (2 Points).** What has been your firm’s annual volume (in dollars) of construction for the past five years? What is your firm’s anticipated volume for the current year and what is your plan for the next two years? How would your firm’s participation in this project affect that plan?
- h. **Sustainability Capabilities (3 Points).**
 - 1) Has your firm completed any projects that are Certified by Completion Date the U.S Green Building Council (USGBC) for their LEED program? List all LEED Certified or Registered projects; by Project Title, Location, Project LEED Certification Level and Completion Date
 - 2) Does your firm employ any Accredited Professionals in the USGC Program (LEED AP). List all Accredited Professionals by Name, Project Title and Location, Project LEED Team Role/Duties and Year Accredited.
 - 3) Has your firm completed any projects that are Certified by Completion Date the International Well Building Institute (IWBI) for WELL Projects? List all WELL Certified or Registered projects; by Project Title, Location, Project WELL Certification Level and Completion Date
 - 4) Does your firm employ any Accredited Professionals in the IWBI, WELL AP Building Standard? List all Accredited Professionals by Name, Project Title and Location, Project WELL Team Role/Duties and Year Accredited.
- i. **Project Warranty Correction Period (5 Points)** Additional points shall be awarded to contractors RFQ Submission Score if a minimum 2-Year extended warranty is guaranteed after substantial completions is achieved on the Holloman Middle School Project. What has been your firms experience in the extended warranty period for more than 1 year term commitments? Would you firm guarantee a minimum 2-year warranty?

Holloman Middle School – Alamogordo Public Schools
July 18, 2023 – Mandatory Pre-Submittal Conference
District RFQ#: 2024-001



Holloman Middle School

Alamogordo Public Schools

Request For Qualifications for Construction Manager At Risk

Mandatory Pre-Submittal Meeting

RFQ#: 2024-001

July 18, 2024

