Request for Qualifications
Construction Management at Risk Services

Resilience Lab
Norfolk, VA

Issued by:
The Elizabeth River Project
475 Water Street, Suite C103A
Portsmouth, Virginia 23704

Issue Date: May 8, 2020

Statements of qualification must be submitted by no later than 5:00 PM on May 29, 2020 to:

Joe Rieger (jrieger@elizabethriver.org) and Curtis Elswick (curtis.elswick@skanska.com)
Only electronic copies are being accepted. File size limit is 10 MB.

LATE RESPONSES WILL BE REJECTED
There will not be a public opening of statements of qualification.

Any questions are to be submitted in writing to Curtis Elswick at curtis.elswick@skanska.com by 5:00 PM, May 22, 2020. Responses to questions will be included in an addendum and posted at https://elizabethriver.org/.
Background and Purpose

The Elizabeth River Project ("ERP") is a 501(c)(3) non-profit corporation dedicated to environmental education and to projects that improve the health of the Elizabeth River and the Chesapeake Bay region.

ERP is in the planning and design process for the development of the proposed new sustainability/environmental resilience to sea level rise demonstration center, the Resilience Lab, to be located at 4610 Colley Avenue in Norfolk, Virginia and is soliciting statements of qualifications for Construction Management at Risk services. The Resilience Lab is envisioned to be a multi-purpose building to include incorporation of advanced sustainable/resilient design technologies and techniques throughout the building and site, demonstrating Norfolk’s new resilient quotient and environmental resilience to sea level rise and include office space, meeting space, and education space. It is ERP’s desire to assemble a team to see this project through the entire process from design to occupancy. This team will include the Owner, Owner’s Rep, Architect/Engineer and Construction Manager at Risk.

The building will be approximately 5,500 square feet, constructed using conventional wood framing techniques, and elevated 10 feet (1 story) above ground level on wood piers. The building exterior will be a mix of fiber cement and natural wood siding, with large aluminum windows. Program will be arranged on two occupiable floors above the ground level, and the building will be equipped with code required egress stairs and a 3-stop electric traction elevator. Roof construction will be a structural and wind-rated metal roof system over an insulated nailable decking. For low-slope portions of roof, a vegetated roof system will be installed with irrigation. The building will feature large decks on the 2nd and 3rd levels, as well as a multi-leveled entrance plaza. The plaza will be designed as an exploratory demonstration area, with information screens, a demonstration rain garden, and rain barrel cisterns.

The building will be a demonstration of various sustainable and resilient technologies: roof-mounted photovoltaic arrays, solar hot water heating, building-level rainwater harvesting, grey-water re-use, green roofs and green screens (for shading), passive solar shading, and resilient parking lot design. The project site will be constructed from primarily drainable (pervious) materials, including gravel, oyster shell, pavers, and planted areas. The site is broadly separated into an Eastern portion ("Learning Park") and Western portion ("Building Site"). The Building Site will include parking areas under the elevated building footprint, a hardscaped pathway from the street to the eastern boundary, and building signage. The Learning Park will feature plots along the north side for research into resilient and/or sustainable sitework installations. The southern area will be a mix of rain gardens and walking paths, as well as native plantings and educational signage. Also on the south side will be a pair of storage buildings that demonstrate various coastal resilience techniques. Intended methods will include wet/dry flood proofing, small-scale rain-water catchment, and amphibious (floating) foundations.

Work Program Architects (“WPA”) has been retained by ERP as the Architect/Engineer of Record with design commencing in early May 2020. ERP has also retained Skanska USA Building Inc. as their Owner’s Representative. The following milestone project schedule is anticipated:

- Schematic Design: May 2020-July 2020
- Design Development: July 2020-September 2020
- Final Construction Documents: October 2020-February 2021
Guaranteed Maximum Price: January 2021
Site and Utility Package Start: February 2021
Remaining Construction Start: April 2021
Project Completion: December 2021

This RFQ will generate a short list of pre-qualified firms to receive the Request For Proposals for the purpose of selecting a Construction Manager at Risk firm. The request for qualification does not commit ERP to award a contract or to pay any costs incurred in the preparation of the qualifications. ERP reserves the right to extend the due date for the qualification, to accept or reject any or all qualifications received as a result of this request, to negotiate with any qualified consultant, or to cancel the RFQ in part or in its entirety.

Evaluation and Selection

An evaluation committee will review the statements of qualification received with the following timeline of events anticipated:

- Receipt of statements of qualifications – May 29, 2020
- Review and selection of qualified firms deemed best suited to receive an RFP – June 5, 2020
- Send out RFPs to selected firms and notify firms not selected to receive RFP – June 8, 2020
- Proposals due – June 26, 2020
- Evaluate proposals – July 3, 2020
- Interview top selected firms – July 16, 2020
- Final selection of firm and preconstruction services contract negotiations – July 20, 2020

Response format and requirements

Format:

1. Cover letter (2 pages max) including acknowledgement of any and all addenda.
2. Table of Contents
3. Company background, history, and present volume backlog. Include Virginia Contractor license number and Federal Employer Identification Number (FEIN).
4. Describe organizational approach and submit an organization chart showing all key team members, including any relevant certifications.
5. Provide relevant experience for at least 3 projects involving sustainable/resilient construction techniques, to include project sheets for each that contain, at a minimum:
   a. Project name, owner and location
   b. Size (SF)
   c. Initial construction contract value and final contract value with explanation of any variance
   d. Name of architect/engineer of record
e. Description of project to include program spaces, building and site characteristics, sustainable features, any relevant awards, any environmental certifications received (i.e. LEED, etc.) and services the Proposer provided
f. Date of project completion and explanation for any significant delays incurred or extension required beyond the contractually specified completion date.
g. Client references to include name, position/role, phone number and email address
h. Discussion of any claims presented by the Owner, Proposer, or subcontractors on the Project, the resolution of such claims.
i. Discussion of any liquidated damages or penalties assessed against the Proposer.

6. Describe any experience working with environmental rating systems such as LEED, Green Globes, SITES, Living Building Challenge, Fortified Commercial or similar; projects certified, which versions, certification levels achieved, lessons learned.

7. Understanding of the following:
   A. Best practices in sustainable and resilient construction practices
   B. Understanding of construction in a coastal environment with sea level rise issues
   C. Construction of a living shoreline to include wetlands, rain gardens, native plants, and restored oyster habitats
   D. Construction of piers, docks, kayak launch and similar structures
   E. City of Norfolk Zoning and Permitting requirements

8. Describe any litigation or arbitration within the last five years.

9. List any Projects completed within the past five (5) years on which your company has been assessed liquidated damages for late completion.

10. Describe any known conflicts of interest with the Owner (Elizabeth River Project), Architect/Engineer firm (Work Program Architects), or Owner’s Representative firm (Skanska USA Building Inc.).

11. Provide certificate of insurance that includes the insurance that, if selected, will need to be in force at all times during the contract period. Insurance company coverage must be with a current AM Best’s rating of no less than A and include the following coverages:

    Commercial General Liability $2,000,000 each occurrence
    Contractual Liability: $4,000,000 general aggregate
    X C U Coverage
    Automobile Liability $1,000,000
    Any Auto, Hired Autos, Non-Owned Autos
    Excess/Umbrella Liability Not less than $10,000,000
    Workers Compensation Statutory Limits
    Professional Liability As Required
    Pollution Liability $5,000,000.00

All qualification packages received by ERP will become ERP property for use as deemed appropriate. Firms submitting statements of qualifications are responsible for all costs associated with preparing their submission.
The Elizabeth River Project is an equal opportunity Employer. Every effort will be made to ensure that all persons, regardless of race, religion, gender, color and national origin have equal access to contracts and other business opportunities with the Elizabeth River Project.

It is anticipated that the AIA Document A133-2019 Standard Form of Agreement between Owner and Contractor where the basis of payment is the Cost of the Work plus a Fee with a Guaranteed Maximum Price with AIA Document A133 – 2019 Exhibit A Guaranteed Maximum Price Attachment and AIA A201 General Conditions of the Contract for Construction will be utilized.

ATTACHMENTS:

Attachment A - Resilience Lab Conceptual Plans (subject to change)

Attachment B - Owner’s Goals and Objectives dated March 29, 2020
Owner’s Goals and Objectives – Design/Construction, Resilience Lab at 4610 Colley Avenue, Norfolk
March 29, 2020

I- PURPOSE OF OVERALL FACILITY – To position the non-profit Elizabeth River Project to provide a unique and changing demonstration of environmental resilience to sea level rise in the urban floodplain.

Goal 1 - Design and construct a facility that positions Elizabeth River Project on the frontlines of regional and national efforts to combat sea level rise and changing climate conditions
- Achieve the first urban redevelopment project in Virginia to re-build intentionally in the floodplain to demonstrate environmental resilience to sea level rise.
- Goal of net-zero energy use demonstrating sustainable energy use and energy conservation, through practices including solar power, green roof, living wall & EV plug in parking space.

Goal 2 – Plan for obsolescence
- All design and construction decisions should reflect these pioneer intentions:
  - Intentional life span of 30 to 50 years to match sea level predictions.
  - Materials selected and items constructed with the awareness they eventually will be underwater where they must continue to do no harm to the ecosystem

Goal 3 – Emphasize practical design elements that tell the best story and are readily replicable
- Achieve the only green building in the region emphasizing practical approaches that reasonably can be replicated by the average home or business
- Achieve cost-effectiveness by selecting costly design elements only if they tell an important story or are essential for the purpose

Goal 4- Design for visibility, inspiration and collaboration
- Maximize public visibility/credibility and opportunities for partner and volunteer collaboration along one of the fastest growing commercial corridors in the region, with intent to achieve an exponentially increased audience for the non-profit Elizabeth River Project of potential donors, researchers, volunteers and stewardship partners
• Create an arresting street frontage with public art and interpretive displays incorporated into a public “porch” that engages the busy pedestrian and vehicle traffic along North Colley (as shown in pre-schematic design by WPA)
• Accelerate the transformation of North Colley into a resilient, walkable community, maximizing walking, biking and alternative vehicle access
• Inspire the North Colley corridor to become an Eco-Corridor

Goal 5 – Achieve effective and inspiring gathering and working spaces
• Achieve an effective and inspiring workspace for staff, volunteers and collaboration partners
• Effective indoor and outdoor gathering spaces for workshops and events

II – PURPOSE OF LANDSCAPE/GROUNDS – To create a Learning Park where the public can explore emerging practices in urban coastal resilience, especially those promoted by the Elizabeth River Project, the City of Norfolk, ODU and other key collaboration partners.

Goal 1- Changing outdoor laboratory. This three-fourths of an acre will serve as a changing laboratory open to the public during business hours for the demonstration of emerging practices in urban coastal environmental resilience
  o OBJECTIVE: At least one area of the “Learning Park” will facilitate a changing display of experiments, art and research in collaboration with partners such as the City of Norfolk, RISE, Lafayette Wetlands Partnership and especially Old Dominion University, whose campus begins across the street, and Hampton University.
  o Signage and walking paths will be needed.

Goal 2: Showcase Elizabeth River Project’s signature living shorelines and other landscaping approaches for improving the resilience of home and business shorelines such as creating “living shorelines” with wetlands, rain gardens native plants and restored oyster habitat as well as giant rain barrels, native plant buffers and eco-friendly lawns
  o OBJECTIVE: Include all practical landscaping approaches used by River Star Homes
  o OBJECTIVE: Cutting edge practices in living shorelines and rain gardens etc
  o Signage and walking paths will be needed.

Goal 3: Plan for the grounds to be underwater and do no harm.
  o OBJECTIVE: Design for wetland retreat as waters rise
  o OBJECTIVE: All features intentionally constructed to be underwater eventually where they do no harm
  o Conservation easement to place the shore in long-term conservation with intention to vacate the building once seas rise
Goal 4: Maximize points achieved in Norfolk’s Resilience Zoning formula and provide an educational tour of these.
   o OBJECTIVE: Provide a self-guided exploration of the City of Norfolk’s cutting edge Resilience Zoning Quotient, so that developers and homeowners can tour the site to see this zoning ordinance in implementation
   o Signage needed

Goal 5: Demonstrate innovation in light industrial storage in the floodplain.
   o OBJECTIVE – Achieve the first regional demonstration of light industrial storage to be environmentally responsible and flood resistant in the floodplain through means such as floating containers
   o Strive to design a small amphibious storage building.

Goal 6: Pier and dock to demonstrate environmental resilience while providing for recreational & educational boating.
   o OBJECTIVE – Remove existing pier in an environmentally safe manner
   o OBJECTIVE - Design/construct a new pier to accommodate rising sea levels
   o OBJECTIVE – Design/construct pier to demonstrate the best in environmental protection practices
   o OBJECTIVE – Provide facilities for educational kayak fleet and small work boats

Goal 7: Design/construct for safety of the environment, visitors and staff.
   o OBJECTIVE - Design/construction and timeline will need to take into account contamination from underground storage tanks – cleanup in cooperation with DEQ.
   o OBJECTIVE- Fencing, safety cameras and other measures will be needed to protect the safety of staff and visitors and protect the site/facility after hours on a high traffic commercial corridor.