

CITY OF BROCKTON
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
REQUEST FOR QUALIFICATIONS

The City of Brockton, Massachusetts, acting through its Projects Administrator, the Awarding Authority, requests that qualified and experienced firms submit a Statement of Qualifications for the construction of a new Brockton Public Safety Facility located at 175 Warren Ave, Brockton, MA 02301, no later than **2:00 PM, Friday, February 24, 2023.**

This CM at Risk procurement is conducted pursuant to M.G.L. 149A, contained in Chapter 193 of the Acts of 2004. This Request for Qualifications ("RFQ") is the first phase of a two-phase procurement process as set forth in M.G.L. 149A. DCAMM is prequalifying firms interested in providing public CM at Risk services for the project through the RFQ process. The City of Brockton will evaluate submitted SOQs based upon the identified evaluation criteria as set forth in the RFQ and will select those respondents it deems qualified. Only those respondents deemed qualified will be invited to submit a proposal in response to a detailed Request for Proposals ("RFP"), which will be issued in the second phase of the procurement process. The project delivery method for construction will be public CM at Risk with a Guaranteed Maximum Price ("GMP") under M.G.L. 149A.

The RFQ will be available online at www.Projectdog.com. Enter the Project Code #853297 in the project locator box and select "Acquire Documents" to download documents. Respondents must have an active online account on www.Projectdog.com to acquire documents, receive project notifications, and to submit SOQs electronically. Tutorials and instructions will be available online at www.Projectdog.com. For assistance, contact Projectdog Inc. at 978.499.9014. Hard copies of RFQs will not be accepted in any fashion by the awarding authority or the Owner's Project Manager, CHA, Consulting, Inc., Failure to adhere to electronic submission requirements may be reason for disqualification.

At the time a CM firm submits the Qualifications Statement, it must have a DCAMM Certification in the Contractor Category, "General Building Construction", with a single limit greater than the Estimated Total Project cost of \$74,000,000. See www.mass.gov/dcam/certification for certification forms and the required Update Form.

The proposed Facility will be constructed on a 3.75-acre site on which the existing Keith Center (composed of the Frederic Douglas Academy and the Champion High School) is currently situated. The Keith Center will be demolished and removed, and a new 117,583 gross square foot ("SF") facility will be constructed in its place, along with an adjacent parking structure for a total square footage for the Project of 226,265 SF.

The proposed two-and three-story Facility will include a new headquarters for the Fire, Police, Information Technology, and Emergency Response Departments. The Facility will consist of two wings a north wing that will house the Fire Department, and a south wing that will house the Police and Emergency Response Departments. The northernmost portion of the building, which will house the Fire Department living quarters, is two-stories tall and abuts the Apparatus Bay to the south. Program elements in this wing include Operations and Living facilities for the Fire Department. The Main (First) Floor includes space for Fire Department Operations and the Second Floor includes Bunk Rooms, Toilet/Shower Rooms, and a Wellness Center. The central, three-story portion of the north wing of the facility consists primarily of Fire Department Operations Spaces (Offices, Records Storage, Meetings Rooms, and open work areas).

Procurement Schedule:

RFQ SOLICITATION: RELEASE DATE February 8, 2023

OPTIONAL SITE VISIT: February 15, 2023 at 10:00 a.m., 175 Warren Ave. Brockton, MA 02301.

DEADLINE FOR SUBMISSION OF WRITTEN QUESTIONS: February 17, 2023 at 2:00 p.m.

CONTACT INFORMATION FOR QUESTIONS: KSullivan@chacompanies.com

OFFICIAL ANSWERS PUBLISHED: February 22, 2023

SOLICITATION CLOSE DATE / SUBMISSION DEADLINE: February 24, 2023 at 2:00 p.m.

PROJECT SUBSTANTIAL COMPLETION DATE: Anticipated, August 1, 2025

Robert F. Sullivan / Mayor
Michael C. Morris / Chief Procurement Officer
Rob May / Director of Planning and Economic Development