CITY OF MESA, ARIZONA
ENGINEERING DEPARTMENT

REQUEST FOR QUALIFICATIONS

EASTMARK GREAT PARK PHASE 4

CONSTRUCTION MANAGER AT RISK

EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1

PROJECT NO. S892
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EXHIBIT 1 - PROJECT MINOR SITE PLAN

EXHIBIT 2 - OWNER CONTRACT AND INSURANCE FOR REVIEW
REQUEST FOR QUALIFICATIONS

EASTMARK GREAT PARK PHASE 4

CONSTRUCTION MANAGER AT RISK

PROJECT NO. S892

DMB Mesa Proving Grounds, LLC, (“Developer”) on behalf of the Eastmark Community Facilities District No.1 (“District”) is seeking a qualified Construction Manager at Risk (CM@Risk) to provide Pre-Construction Services assistance and complete Construction Services as the CM@Risk for the Eastmark Great Park Phase 4 project. (“Project”).

NOTE: This Project is not a City of Mesa Capital Improvement Project. It is a development project being offered through the public selection process as administered by the City of Mesa in order to qualify for the financing of public infrastructure through the Community Facilities District (CFD), Title 48 of the Arizona Revised Statutes. Procurement procedures will follow A.R.S. Title 34. The selected CM@R will execute 1) a pre-construction services contract and, 2) construction services contract with DMB Mesa Proving Grounds, LLC AND NOT THE CITY OF MESA.

SECTION I – PROJECT DESCRIPTION

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company (“Owner” and “Master Developer”) is the owner/master developer of approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the “Property” or “Eastmark”). The Property is also commonly referred to as Eastmark (formerly the Mesa Proving Grounds).

The Eastmark Great Park Phases 4 (“Phase 4”) site is approximately 24.44 acres. The Phase 4 improvements may include a fishing lake, open turf fields, pathways, ramadas, and a play environment area. The Phase 4 improvements will be an extension of the existing Eastmark Great Park and will extend the park north to Warner Road.

The Eastmark Great Park

The Eastmark Great Park currently extends north-south between Inspirian Parkway and Eastmark Parkway, the two major north south roadways connecting the project and consists of a series of parks that form the hub of the Eastmark community. The northern reach of the Eastmark Great Park is planned to be north of Warner North and the southern reach is Ray Road. The Eastmark Great Park will, when complete, consist of multiple parks and “finger” extensions that together total 90 acres and will be ultimately owned by the City. Additional areas adjacent to the Eastmark Great Park will also be owned by the Eastmark Community Alliance. Maintenance of the Great Park has been addressed in a Community Facilities Maintenance Agreement.

The Eastmark Great Park is a key element of the Eastmark project and is intended to provide a major open space component for the entire community that provides a central location for a range of activities. Paths and trails within the community will provide connectivity to the Eastmark Great Park and important social infrastructure including schools and civic uses that are intended to be located in close proximity to the Eastmark Great Park. It is expected that a multiplicity of uses will be located in and around the Eastmark Great Park further defining this area as a community focal point, gathering spot and social hub.

A conceptual Master Plan has been approved and provides a blueprint for the evolution of the park, including active and passive recreation zones, urban plazas, lakes and civic elements which will be incorporated in and around the Eastmark Great Park. The Eastmark Great Park will be developed in phases and in a series of connected parks as Eastmark develops.
Phase 1, 2 and 3 of the Eastmark Great Park

Phase 1, 2 and 3 have been constructed, or are under construction, and are located immediately north of Ray Road between Eastmark Parkway and Inspirian Parkway. Phase 1 of the Great Park includes the community center/welcome center (privately owned by Eastmark Alliance) as well as an event lawn, event pavilion, urban plaza with splash pad, lake, ramadas, bio-habitat areas, paths and walkways, and parking and recreation areas.

The community center/welcome center ("the 'Mark") serves a dual function in the early stages of the project as the welcome and information center for potential home buyers as well as the community center for residents. The 'Mark is shown below:

Phase 2 has also been constructed and provides for an extension of the bio-habitat areas existing in Phase 1 and lawn areas. North of the existing lake, a contemporary and unique play sculpture (the Orange Monster) provides for a fun and interesting play area for kids. Additionally, a restroom facility designed consistent with architectural theming has been constructed.

Phase 3 is currently under construction and includes active recreation uses including 4 baseball fields (lighted), a multi-purpose field, sand volleyball courts, basketball courts, tot lot, ramada, pathway extensions and restroom facilities. The totality of the area extends to Point Twenty-Two Parkway. Several lots with frontage to Eastmark Parkway have been identified for future uses.
Phase 4 Plan

Phase 4 will be constructed to include active and passive recreation areas including a fishing lake, open turf fields, pathways, ramadas and a play environment built around and into a created land-form hill. The site is approximately 24.44 acres.

Phase 4 of the Eastmark Great Park is located in Development Unit (“DU”) 3/4 North and was included in the Development Unit Plan (“DUP”) which was approved on May 21, 2014. DU3/4 North is located in the central/northern portion of the property. The DU3/4 North residential neighborhoods are designed as intimate neighborhoods that encourage walking and social interaction with small neighborhood parks and plazas serving as defining elements for these intimate areas. DU3/4 North is designed to promote pedestrian activity with strong connections to the Eastmark Great Park. Exhibit 1 illustrates a conceptual vision of the Phase 4 improvements.

The Developer has entered into a professional services contract with Anderson Baron to design these improvements. The CM@Risk shall work closely with and be an integral part of this project team during the design and construction phases of the project. The anticipated project schedule is to begin design and preconstruction services in October 2019.

The estimated construction cost is $4,900,000.00 with construction complete by First Quarter 2022.

SECTION II – SCOPE OF WORK

It is anticipated that the Construction Manager at Risk shall participate in Pre-Construction Services and Construction Services for this project.

A. Pre-Construction Services by the CM@Risk may include, but not be limited to the following:

- Lead project planning and scheduling for both the design and construction phases;
- Provide for construction phasing and scheduling;
- Provide alternative systems evaluation and constructability studies;
- Advise the Developer of ways to gain efficiencies in project delivery and reduce overall delivery time;
- Provide long-lead procurement studies and initiate procurement of long-lead items;
- Participate in partnering sessions with the project team;
- Participate in regular scheduled project coordination meetings;
- Participate in constructability reviews at various levels of design;
- Provide value engineering;
- Provide detailed cost estimating and knowledge of marketplace conditions;
- Develop and maintain the project cost model;
- Concur with plans and specifications prior to construction;
- Submit a Guaranteed Maximum Price (GMP) for Developer review and negotiation.
B. Construction Services by the CM@Risk may include, but not be limited to the following:

- Serve as the general contractor during construction;
- Coordinate with various utilities;
- Arrange for procurement of materials and equipment;
- Schedule and manage site operations;
- Provide quality controls;
- Bond and insure the construction;
- Comply with all federal, state and local permitting requirements;
- Maintain a safe work site for all project participants;
- Provide commissioning and closeout services, if applicable.

SECTION III – PRE-SUBMITTAL CONFERENCE

A pre-submittal conference will be held on Monday, August 26, 2019, 2:00 p.m. at the City of Mesa (Mesa City Plaza, Room 170, 20 E. Main Street Mesa, AZ). At this meeting the Project Team, including the Developer and City of Mesa staff will discuss the scope of work, general contract issues and respond to questions from the attendees. As the Project Team will not be available to respond to individual inquiries regarding the project scope outside of this pre-submittal conference, it is strongly recommended that interested Contractors send a representative to the pre-submittal conference.

SECTION IV – STATEMENT OF QUALIFICATIONS EVALUATION CRITERIA

The CM@Risk will be selected through a qualifications-based selection process. Contractors interested in providing CM@Risk services shall submit a Statement of Qualifications (SOQ) that addresses the following:

A. General information. (20 points)

1. Provide a general description of the company and/or team that is proposing to provide the CM@Risk services, including the legal organization of the proposed company or team. Provide an organization chart showing key personnel. For each key person, provide the following information:

   a. Percentage of time to be committed to each phase of the project
   b. Length of time with the company

2. Provide the following information about the proposed company/team:

   a. List the Arizona professional and Arizona contractor licenses held by the company/team and the key personnel who will be assigned to this project. Provide the Contractor's license number and explain if held by an individual or the company.
   b. Identify any contract or subcontract held by the company or officers of the company, which has been terminated within the last five years. Identify any claims (public or private, including 3rd party claims) arising from a contract, which resulted in litigation or arbitration within the last five years. Briefly describe the circumstances and the outcomes.
   c. Describe the Company's bonding capacity. Include as an appendix a letter from an A- or better rated surety company that substantiates the company's/team's stated bonding capacity. (Said letter included in the appendix will not count towards the maximum page limit of the SOQ.)
   d. Describe your subcontractor selection process. (Note: Subcontractor selection plans may be based on qualifications alone or on a combination of qualifications and price, but shall not be based on price alone.)
B. Experience and qualifications of the company/team and key personnel. (40 points)

1. Provide a list of projects of comparable character, size, budget and complexity on which the company/team served as either the CM@Risk or General Contractor. For each reference project, provide the following information:

   a. Description of the project, including project name and location
   b. Project Owner
   c. Role of the company (specify whether CM@Risk or General Contractor) and percent of work self-performed. List any services provided during Pre-Construction Services (e.g., cost estimating, scheduling, constructability reviews, etc.)
   d. Role of each key team member who worked on the reference project and the percentage of time spent on said project
   e. Project’s original contracted construction cost and final construction cost. Explain the difference
   f. Construction dates
   g. Reference information (two contacts, including roles on the projects, current telephone numbers, and correct email addresses, per project)

2. List of all City of Mesa projects where the firm/team provided CM@Risk or general construction services in the last five years, either completed or ongoing that are not already included in the preceding sections. Note the delivery method (e.g. CM@Risk or design-bid-build) for each.

3. Overall evaluation of the firm/team and its perceived ability to provide the required services will be considered along with the evaluators’ perception of the clarity, completeness, and presentation of the Statement of Qualifications. This is to be determined by the selection panel members. No submittal response is required for this item. Information obtained from the Statement of Qualifications and from any other reliable source may be used in the evaluation and selection process.

C. Understanding of the project and approach to performing the required services. (30 points)

Discuss the major issues your team has identified on this project and how your firm/team intends to address those issues. Identify any technical innovations that may be incorporated and/or innovative approaches that will be used in executing the work. Also, discuss the particular expertise your firm/team offers and how you propose to use that expertise to benefit the Developer to add value to the project.

D. Ability of project team to start immediately. (10 points)

Provide a table or list that summarizes the current major assignments of all key team members, percentage of time committed to each assignment, anticipated end date of major assignments, and percentage of time to be committed to this project. Also include a statement as to when the team would be available to start work on this project. Firms that demonstrate their ability to start immediately and to effectively manage this project, in addition to their current workload, may be awarded up to ten (10) points for this sub-category.
SECTION V – SUBMITTAL REQUIREMENTS

The Statement of Qualifications shall include a one-page cover letter, plus a maximum of ten (10) pages to address the SOQ evaluation criteria (excluding resumes but including an organization chart with key personnel and their affiliation). Resumes for each team member shall be limited to a maximum length of two pages and should be attached as an appendix to the SOQ. Minimum font size shall be 10pt. Please provide eight (8) hard copies and one (1) electronic copy (CD or USB drive) of the Statement of Qualifications by Thursday, September 19, 2019 at 2:00 PM. The Developer reserves the right to accept or reject any and all Statements of Qualifications. The Developer is an equal opportunity employer.

Delivered or hand-carried submittals must be delivered to the Engineering Department reception area on the fifth floor of Mesa City Plaza Building in a sealed package. On the submittal package, please display: firm name, project number, and/or project title.

All submittals should be sent or delivered to:

CITY OF MESA
ENGINEERING DEPARTMENT
Stephanie Gishey
Fifth Floor - Suite 500
City Plaza Building
20 East Main Street
Mesa, Arizona 85201

If a company wishes to submit a company brochure, this can be done under separate cover. The brochure will not be used in the selection process and may be retained in the Developer files.

Please be advised that failure to comply with the following criteria may be grounds for disqualification:

- Receipt of submittal by the specified deadline; please allow enough time to check in at the Owner Plaza security desk
- Receipt of the number of copies specified
- Adherence to maximum page requirement
- Delivery of submittal to the correct location
- Delivery in a sealed package with the project name and number for which your firm is submitting clearly labeled
- Providing a signed copy of addenda, if any, in response to this RFQ. It will be the interested firm’s responsibility to check the website (see link below) for any updates, including addenda.


Adherence to the maximum page criterion is critical; each page side (maximum 8 1/2” x 11”) with criteria information will be counted. Pages that have project photos, charts, and graphs will be counted towards the maximum number of pages. Table of Contents pages and tabbed divider pages will not be counted if they do not contain submittal information.

SECTION VI – SELECTION PROCESS AND SCHEDULE

A Selection Committee will evaluate each SOQ in accordance with the criteria set forth in Section V above. References may be a factor in determining the final rank-ordered list; ensure the references provided are accurate. The Selection Committee will produce a rank-ordered list of the submitting firms and interviews may or may not be conducted as part of the selection process.

If interviews are not held, the Developer will enter into negotiations with the top ranked firm and execute a contract upon completion of negotiations. If the Developer is unsuccessful in negotiating a contract with the top ranked team, the Developer may then negotiate with the next lower ranked team until a contract is executed. The Developer may decide to terminate the selection process at any time.
If interviews are held, the top three (3) to five (5) ranked firms/teams will be invited by email to accept or decline the opportunity to interview. Those accepting the invitation will be sent a letter giving the criteria to be addressed in the interview and the detailed scoring that will be applied during the interview process. The Developer will enter into negotiations with the top ranked firm and execute a contract upon completion of negotiations. If the Developer is unsuccessful in negotiating a contract with the top ranked firm/team in the final list, the Developer may then negotiate with the next lower ranked team until a contract is executed. The Developer may decide to terminate the selection process at any time.

The following tentative schedule has been prepared for this project:

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<th>Event</th>
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<tr>
<td>Pre-Submittal Conference</td>
<td>Monday, August 26, 2019, 2:00 PM</td>
</tr>
<tr>
<td>SOQ’s Due</td>
<td>Thursday, September 19, 2019, 2:00 PM</td>
</tr>
<tr>
<td>Shortlist Interviews</td>
<td>Week of September 30, 2019</td>
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By submitting an SOQ, the respondent certifies that he/she has reviewed the Developer’s standard contracts, including insurance requirements and, if selected, will execute the Developer’s required contract without modification or exceptions.

**SECTION VII – GENERAL INFORMATION**

**RFQ Lists.** This CM@Risk Request for Qualifications will be listed on the Developer’s web site. The address is [http://www.mesaaz.gov/business/engineering/construction-manager-at-risk-and-job-order-contracting-opportunities](http://www.mesaaz.gov/business/engineering/construction-manager-at-risk-and-job-order-contracting-opportunities)

**Compliance with Arizona Revised Statutes (ARS).** Procurement of professional services by a municipality within the State of Arizona is governed by ARS Title 34. By submitting an SOQ under this solicitation, the submitter certifies that said submittal and their conduct in relation to this solicitation is in compliance with the requirements of ARS Title 34.

**Contract Version Updates.** If the Contract version changes after this RFQ is issued and prior to contract negotiations, the newer version of the Contracts will be in effect. It will be incumbent upon the respondent to check the City of Mesa Engineering Department’s website for updates.

**Instructions.** The Developer shall not be held responsible for any oral instructions. Any changes to this Request for Qualifications will be in the form of an addendum. Firms are to check the City of Mesa’s website to see whether any addenda have been posted.


**Developer Rights.** The Developer reserves the right to reject any or all Statements of Qualifications, to waive any informality or irregularity in any Statement of Qualifications received, and to be the sole judge of the merits of the respective Statements of Qualifications received. No binding contract will exist between the submitter and the Developer until the Developer executes a written contract.


**Contact with Developer Employees.** All firms interested in this project (including the firm’s employees, representatives, agents, lobbyists, attorneys, and subconsultants) will refrain, under penalty of disqualification, from direct or indirect contact for the purpose of influencing the selection or creating bias in the selection process with any person who may play a part in the selection process. This policy is intended to create a level playing field for all potential firms, assure that contract decisions are made in public and to protect the integrity of the selection process. All contact on this selection process should be addressed to the authorized representative identified below.

**Questions.** Questions pertaining to the Construction Manager at Risk selection process or contract issues should be directed to Stephanie Gishey of the Engineering Department at [Stephanie.gishey@mesaaz.gov](mailto:Stephanie.gishey@mesaaz.gov).