

REQUEST FOR QUALIFICATIONS (RFQ) FOR GENERAL CONTRACTOR

CONSTRUCTION OF 74,000 SF MARIANO'S GROCERY STORE
AND RELATED SITE IMPROVEMENTS
PERSHING ROAD AND MARTIN LUTHER KING JR. DRIVE
CHICAGO, ILLINOIS

Pershing King Drive LLC ("PKD") is seeking qualifications for General Contracting firms to construct a Mariano's grocery store and related site improvements, to be located at Pershing Road and Martin Luther King Jr. Drive in the Bronzeville neighborhood in Chicago, Illinois.

PROJECT DESCRIPTION:

In May, 2014, Mayor Rahm Emanuel, Alderman Will Burns, Alderman Pat Dowell, and Robert Mariano announced plans to construct a new Mariano's grocery store in the Bronzeville community in Chicago. The eight acre site is bounded by E. 38th Street on the north (to be constructed by the City of Chicago in conjunction with this development), South Martin Luther King Jr. Drive on the west, East Pershing Road and the south, and south Rhodes Avenue on the east. The site is currently owned by the Chicago Housing Authority ("CHA") and was formerly part of the Madden/Wells housing development but is now vacant. The site and the new grocery store are part of CHA's Plan for Transformation to coordinate public and private investment to develop healthy, vibrant communities.

The project entails the construction of a one-story store of approximately 74,000 square feet and adjacent common area/parking lot containing 363 parking spaces, to be operated as a full-service grocery by Mariano's. The building is located at the corner of South MLK Drive and E. Pershing road, extending approximately 350 feet along E Pershing Road and 230 feet along S. MLK Drive. The central design feature of the grocery store will be a 52 foot high rotunda at the building entrance. The lower 40 feet of the rotunda will be aluminum and glass storefront and doors; the upper twelve feet will be metal panels. A 31-foot high glass storefront system will extend across the west half of the north elevation and most of the west elevation. The remainder of the building will be a combination of masonry materials and colors. This development site is located in a Community Area with an increased risk for obesity-related diseases ("food desert"), and as such, no green roof is required.

BENEFITS TO THE COMMUNITY

As part of its Benefits Agreement with the CHA, PKD has committed to the awarding of 40% of the construction contracts to MBE/WBE/DBE owned businesses, subject to adjustments for availability of appropriately qualified and certified businesses. PKD has committed to use reasonable efforts to recruit and hire qualified subcontractors that are Resident Owned Businesses, as defined in CHA's Section 3 Policy. Finally, PKD has committed to target a minimum number of Section 3 hires per trade, subject to availability, training and certification. PKD has committed to an absolute minimum of ten Section 3 construction hires for an average of 16 weeks per hire, while working with CHA's Contract Compliance Department and conducting good faith efforts to exceed such numbers.

SCOPE OF SERVICES:

Pershing King Drive LLC (PKD) is soliciting Qualification Statements from general contracting firms with the experience and capacity to construct the new Mariano's grocery store and related site and parking lot improvements. The services to be provided will include, but not be limited to:

Pre-Construction

1. Preliminary evaluation of PKD's program, schedule and construction budget requirement;
2. Consultation with PKD and architect on proposed improvements, selection of materials, building systems and equipment.
3. Recommendations on factors related to construction costs, including costs of alternative designs or materials, preliminary budgets, and potential cost reductions.
4. Preparation of preliminary cost estimate.
5. Develop qualified subcontractor and supplier interest in the project, particularly from MBE/WBE/DBE firms and Section 3 Resident Owned Businesses in accordance with the goals established by the CHA.
6. Solicit bids for each trade, in accordance with program established by PKD and Mariano's.
7. Provide PKD and Mariano's complete set of bids received, and make recommendations on qualified subcontractors for each trade.

Construction

1. Prepare construction schedule, in consultation with PKD and Mariano's.
2. Procure all required local, state, federal permits and approvals.
3. Order supplies and materials, and schedule work in accordance with schedule.
4. Conduct weekly construction meetings and submit weekly reports to PKD and Mariano's.
5. Establish schedule for submittal of pencil draws, review of work in place, and preparation of monthly pay applications.
6. Prepare and submit any other reporting or documentation as may be required by CHA, PKD, or Mariano's related to the construction of the grocery store.
7. Oversee general conditions as required on site.

Construction Completion

1. Work with PKD and Mariano's to establish punch list and complete all punch list items.
2. Work with CHA, PKD and Mariano's to complete all compliance items.
3. Obtain and assemble all warranties from subcontractors.

REQUEST FOR QUALIFICATIONS

General Contracting firms with the experience and capacity to perform the scope of services listed herein are invited to submit a Statement of Qualifications in the format listed below:

A. Cover Sheet:

The cover sheet of the Statement of Qualifications should include the following information:

1. Name of Respondent

2. Respondent address
3. Respondent telephone number
4. Name, title, address, telephone number, fax number, and email address of contact person authorized to communicate on behalf of the Respondent

B. Transmittal Letter:

The transmittal letter of the Statement of Qualifications should include the following information:

1. A brief statement of the Respondent's understanding of the scope of the work to be performed;
2. A statement indicating how Respondent will achieve the Community Benefits goals outlined in this RFQ;
3. A certification that the Respondent meets the appropriate state licensing requirements to practice in the City of Chicago and the State of Illinois;
4. A certification that the Respondent has not had a record of substandard work within the last five years;
5. A certification that the Respondent has not engaged in any unethical practices within the last five years;
6. Any other information that the Respondent feels is appropriate;
7. The signature of an individual who is authorized to provide information of this nature in the name of the Respondent submitting the qualifications.

C. Respondent Background, Experience, and Financial Capacity

This section should provide the following information about the Respondent/General Contracting firm:

1. Describe Respondent's firm by providing full legal name, date of establishment, type of entity and business expertise, short history, current ownership structure and any recent or materially significant proposed change in ownership. If Respondent is proposing a Joint Venture, please provide the above information for each member of the Joint Venture.
2. Provide summary descriptions of three (3) similar construction projects undertaken by Respondent. Please provide references (contact name, firm, phone number, email and role in the project) for each project listed.
3. This project will require a 100% Payment and Performance Bond. Please provide evidence of Respondent's ability to procure a Payment and Performance Bond for a project of this scope. PKD reserves the right to request any additional information to determine the Respondent's bonding capacity and financial status.

D. Personnel/Professional Qualifications

This section should provide the following information about key personnel who would be assigned to this project:

1. Identify staff members who would be assigned to act for the Respondent's firm in key management and field positions. Provide resumes for each staff member identified.

PROJECT TIMEFRAME:

The project is expected to break ground in Second Quarter, 2015 with construction completion/turnover by Second Quarter, 2016.

SELECTION CRITERIA

PKD shall evaluate each Respondent in terms of its:

1. Professional qualifications necessary for satisfactory performance of required services, including all state licensing requirements, bonding capacity, and staff expertise and experience;
2. Technical expertise and construction experience on other similar grocery projects;
3. Ability to meet Community Benefits goals (MBE/WBE/DBE and Section 3 hiring goals), and description of how these goals will be achieved.
4. References

PKD reserves the right to request any additional information from any Respondent that will inform the RFQ selection process. PKD is an equal opportunity organization. We value the diverse talents, experiences and perspectives of the communities we serve, and we utilize that diversity to inspire new ideas and create better ways to improve Chicago's neighborhoods.

Questions should be addressed to Ciere Boatright at cboatright@cnigroup.org. Responses to this RFQ should be submitted via email to cboatright@cnigroup.org in a pdf file format. Responses must be received no later than 5 p.m. on February 18, 2015. PKD will confirm receipt of responses via email.