

**REQUEST FOR QUALIFICATIONS
GENERAL CONTRACTING CONSTRUCTION SERVICES**

REQUEST FOR QUALIFICATIONS

Introduction

CP2 LLC - Real Estate Solutions is soliciting Response of Interest and Qualifications from qualified construction firms to provide comprehensive Construction activities, Services in the planning (pre-construction), construction, close-out and occupancy of the planned improvements for clients in various phases of the development process.

This RFQ can lead to an Invitation to Bid on several projects underway by current clients; responses will be evaluated based on the relative merits of the Qualifications.

RFQ Submission

RFQ submissions are due by Thursday, August 25, 2022, at 4:00 p.m. local time.

Please submit one (1) bound copy, (1) one flash drive copy and (1) one digital copy (via email) to:

CP2 LLC - Real Estate Solutions 1136 S Delano Ct., B201 Chicago, IL 60605
Attn; Kim Jackson

Qualifications must be enclosed in a bond or other sealed container: the submission must clearly display "Request for Qualifications – General Contracting Construction Services and the respondent's name.

CP2 LLC will only accept written responses with an electronic copy emailed to the designated party. Timely delivery of submissions is the responsibility of the Respondent.

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CONSTRUCTION SERVICES**

June 20, 2022

1.1 CP2 LLC - REAL ESTATE SOLUTIONS PROJECTS

Tentative RFQ Schedule

RFQ Released	July 27, 2022
RFQ Question Period Ends	August 15, 2022
RFQ Due to CP2 LLC	August 27, 2022
RFQ Recommendation Committee Review	August 31, 2022
RFQ Interview Scheduled	September 1, 2022
Interview Process	September 7- 13, 2022
Committee recommends firm for bidding projects	September 15, 2022

1.1.1 Respondents' Inquiries & Addenda

Questions regarding the RFQ should be directed to **Kim Jackson** who can be reached via email at kjackson@cp2re.com.

Any responses to questions, or changes in this RFQ, shall be issued in writing between July 29 – Aug 15. Oral correspondence will not be accepted.

1.1.2 General Information, Notifications and Purpose

Respondents are advised to carefully review all sections of this RFQ, and to follow instructions completely, as failure to make a complete submission as described elsewhere herein may result in rejection of the submittal.

Joint venture and cooperative qualifications are encouraged and welcomed. Significant Minority and Women partnerships are encouraged.

1.1.3 General Terms and Conditions

The purpose of this Request for Qualification is to identify experienced Construction firms with the best combination of qualifications to develop the program efficiently and effectively with respect to process, quality control, safety, time and cost.

CP2 LLC plans to use this process as a way to determine not only the preferred construction company to work with, but also the preferred type of construction delivery method and capacity to complete the project using quality standards ensuring the project is on time and in budget.

CP2 LLC reserves the right to recommend to its clients to move forward with awarding contracts for various types of projects to multiple or single respondents.

The Respondent(s) whose submittal(s) is deemed to be the most qualified, advantageous and in the project's best interests as determined by the selection committee may be submitted to the owner for approval. The owner may act to approve, reject or delay award of the contract based on the recommendation of the selection committee.

This RFQ does not commit the owner(s) to enter a contract. However, it is the intent to move forward the most qualified company. The client reserves the right to reject any/all submissions, award one contract, award multiple contracts, or delay award of contract(s) beyond the date specified, in response to this RFQ submittal.

1.1.4 Project Information

CP2 has several projects in predevelopment and seek to match the developer with best general contractor to add to its team. Below are brief descriptions of the current projects.

Multipurpose Facility

This project is planned on a busy corridor in the Bronzeville community. Schematic design of the proposed 30,000 Sqft., new construction building, and parking lot was initiated in 2021. The design includes an auditorium, offices, and retail space. Based on this approval, the developer anticipates the Design Development Phase to be completed in the third quarter of 2022 and the Construction Document Phase to be complete by early 2023.

Multifamily Housing

This project is a 59,000 Sqft., mostly masonry and glass, apartment complex with 1,2,3-bedroom apartments, food hall and roof top common area for residents. This project will be funded with city subsidies and will have energy efficiency requirements. The Design Development drawings are done and ready for the construction documents to be complete by Fall 2022.

Townhomes – In fil

This project is 10-12 new construction, in fil townhomes located on the westside of Chicago. The units are approximately 1400 Sqft., 3Br, 2 bathroom with semi-finished, lower level off street parking. The full set of drawings are complete. Permit set will be available Fall 2022.

Senior Housing

This project is approximately 45,000 Sqft., masonry, senior-focused apartments on the westside of Chicago. It will have approximately 35 off street parking space and substantial green space. The developer is in the community engagement and feedback stage and would like to have the contractor weigh in on final design.

***The final project is subject to approval of construction set of drawings by the client and are subject to change.**

RFQ Construction Firm Details

1. Provide a brief overview of your firm including the number of years the firm has provided general construction services.
2. Describe how you view and approach the role of General contractor working with a non-profit develop, architect, and urban community.
3. Describe the firm's approach to developing bid packages, managing the bid process, and awarding trade contracts. Approach to publicly funded bids, understanding and experience with City of Chicago bidding requirements, bid review and negotiation.
4. Describe the firm's plan for screening sub-contractors who bid on the various portions of the job.
5. Describe the firm's handling of "cash allowances" included in the contractor's bid.
6. Describe how you provide cost estimates including outlining the phases of the project and detail of the work. Discuss the approach to cost reduction at various points in the design, bidding, and construction process. Provide an example of proposed cost reduction developed on a recent project during the pre-construction phase.
7. Describe your firm's approach to sustainable construction methods and experience.
8. Describe your firm's diversity program, specifically MWBE contracting and examples of such practices

Provide all Key Staff Bios and Resumes

List all Construction Projects that your firm is currently underway and from the last 7 years, the estimated value of each, project type, and location.

List three (3) developer references with whom your company has worked with in the past thirty-six (36) months. Submit company name, contact person, and phone number.

Selection Criteria and Process

The tentative date for the interview (subject to change as may be required) is **the week of September 7 through September 11, 2022**. Information may be obtained by the developer as to respondents' past performance, financial stability, and ability to perform on schedule, within budget, and in a fashion which results in customer satisfaction with quality results.

A final evaluation of all the presenting Respondents will be made by the Selection Committee in order to determine the best qualified for the project.