



Midland Center for the Arts

1801 West St Andrews Road

Midland MI 48640

REQUEST FOR PROPOSAL

CONSTRUCTION MANAGEMENT SERVICES

Revised May 25, 2023

Midland Center for the Arts
RFP for Construction Management Services, Revised May 25, 2023

REQUEST FOR PROPOSAL (RFP)
CONSTRUCTION MANAGEMENT (CM) SERVICES
FOR THE RENOVATION AND FLOOD DAMAGE RECOVERY AT
MIDLAND CENTER FOR THE ARTS (Center)
Midland, MI

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SECTION 1 – INSTRUCTIONS

Midland Center for the Arts (Center) invites Construction Management (CM) firms to submit proposals to perform services for an upcoming capital project.

- Please respond to all items and questions.
- Preparation of the proposal response should be concise, and limited to 50 pages, (Not including covers and dividers).
- Organize response according to section numbering provided.
- A mandatory site tour where all RFP CM firms are required to attend. See the CM Selection Timeline.
- Please organize RFP responses according to section numbering provided.
- Please focus communication through primary contact.

Address Questions To

- We request questions to be sent in writing to the primary contact by 5:00 PM ET on the due date. See CM Selection Timeline.
- Responses to questions will be distributed to all participants who have supplied an email method of communication on or before the due date at 5:00 PM ET. See CM Selection Timeline. Questions and the answers will be documented for all.

Proposal Due Date, Time, and Delivery Method

- Proposals are due by 5:00 PM ET on the due date. See CM Selection Timeline.
- Paper Proposals - Please send four copies to the Primary contact.
- In lieu of Paper Proposals – Proposal may be sent via email in lieu of providing paper copies to the primary contact. You must validate receipt with the Primary contact by the deadline.

Primary Contact

- Name: Joe Davis
- Title: Project Manager
- Mobile: 989-488-0019
- Office 989-631-5930 EXT 1265
- Email: davis@midlandcenter.org

Decision Making and Selection

The Center will have proposals reviewed by a “Selection Committee” which will be comprised of board members, advising qualified experts, and the Chief Executive Officer. The committee will select three qualified submissions and arrange for an interview and presentation to the committee. The Selection Committee will also select from the three vendor candidates and make a recommendation to the Board of Directors. Details of the interview and presentation will be provided to the three selected firms by 5 PM on the due date noted in the CM Selection Timeline. Firms declined the interview will receive communication on or after the due date in the CM Selection Timeline. A final site tour is planned for the three finalists. Please refer to the CM Selection Timeline. Face to Face Interviews follow. Quinn Evans (design/architect) will support the Center in the selection process.

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CM Selection Timeline

The schedule for the CM selection is as follows:

- May 8, 2023 - RFP distributed to Construction Management firms.
- May 25, 2023 – The Center will sponsor a mandatory site tour where all CM firms who are interested in participating are required to attend. A presentation of the project will be provided with a “question and answer” session. The presentation and tour will be from 2:00 PM to 5:00 PM at the main building located at: 1801 West Saint Andrews Road, Midland, MI, 48640.
- June 2, 2023 - All written questions must be provided to the primary Center contact.
- June 9, 2023 - Questions and answers will be distributed to all CM firms.
- June 16, 2023 - Proposals due from CM firms.
- June 30, 2023 - RFP CM firm finalist selections communicated.
- July 12, 2023 - Site Tour for 3 finalists
- July 17, 2023 - Additional questions from three selected vendors submitted.
- July 21, 2023 - Questions and answers distributed to all three finalists.
- July 24-25, 2023 - Face to Face CM vendor presentation and Selection Committee interview.
- July 31, 2023 - The week of July 31, 2023, The Selection Committee will make recommendations for CM firm services to the Center, Board of Directors.
- Aug 7, 2023 - The week of Aug 7, 2023, the Center will communicate the CM firm selected.

Bidding/Construction Schedule

The Construction schedule will be created by the CM firm selected. The Center has a desire to conduct a “Project Kickoff” event prior to December 31, 2023. This will require the first construction phase to be planned and staged for construction on or before that date.

Center repair/renovation will occur in phases. This means the first phase above will begin while the next phase is being planned. The number of phases, the start and end dates, and overlap will be proposed by the CM firm to the Center “Design and Construction Team” (DCT). Once the DCT endorses, the phases will be presented to the “Center Leadership Team” (CLT) for approval. The CLT will have oversight of the project and approve all proposals from the CM firm or the DCT. The CLT will include key leaders from the Center who have responsibility for day-to-day operations.

Qualification Requirements

The minimum qualifications that will be considered by the Center as a basis for selection of a CM are below. Only firms that meet or exceed the above minimum selection criteria will be considered.

1. Responding firms must have a minimum of 5 years of experience providing professional construction management services for public venues.
2. Firm experience as a CM should include at least 5 projects of similar scope or similar type of client valued at over \$10 million each. Client references and architectural firm references for all 5 projects must be provided with the correct contact information for each person.

Estimated Budget

The estimated repair/renovation budget for the project is \$25.5 million. This is considered the ceiling of all project costs across all phases for the repair/renovation work. The project must fall under this total.

This estimated budget for the exhibit design/construct/install firm is \$9 million and not included in the \$25.5 million above. It is intended to be a separate budget. The Center will manage the procurement process for this portion. The CM will be responsible to work in concert with CLT and to coordinate

exhibit work and building repair/renovation work to ensure the exhibit space is ready for the exhibit vendor to install and all work is complete across all firms working on the project at the same time.

SECTION 2 – BACKGROUND

Purpose

This Request for Proposal (RFP) is being issued by Midland Center for the Arts (Center) for the purpose of contracting with a qualified firm for Construction Management (CM) services.

Project funding is from public/federal and private sources. The planned work combines flood recovery repair with an overall main building (Site 1) renovation. Therefore, CM services must follow requirements associated with Federal Emergency Management Agency (FEMA) funded projects provided through State of Michigan Emergency Management and Homeland Security Division operating under the umbrella of the Michigan State Police. Services must also comply with all Federal HUD requirements. These requirements include the CM firm's responsibility to create documentation to demonstrate compliance with and allow FEMA reimbursement of expenses. This involves showing work planned and completed is documented as aligned to the funding source.

The CM services will be provided working in concert with a team of design firms which will be called the "Design and Construction Team" (DCT). This team will include Center staff and an architect/design firm (Quinn Evans), an exhibit design/construct/install firm (to be named), and an engineering firm (GMB Architecture & Engineering). This team is responsible to define phases and outline required work as well as any temporary workarounds to maintain Center operation. CM services will be required for pre-construction and construction at Midland Center for the Arts located at 1801 W St Andrews Rd, Midland, MI 48640. In this team approach, each member of the team will exercise leadership in its own sphere of operations. In accordance with this principle, the CM shall be the leader of the DCT and manage the design & construction effort providing coordination across team members, so they provide necessary services in a timely manner. They will approve all work and phasing through the CLT.

The Center

Midland Center for the Arts opened in 1971 creating a cultural center for the Great Lakes Bay Region. The Center's facilities consist of five buildings/sites. Sites 2 through 5 are known as the Center "History Campus" Sites 3, 4, and 5 are located within Heritage Park in Midland, MI. The numbering of 1 through 5 below aligns to FEMA documented site numbers.

1. Site 1: The Main Building houses two theaters, multiple art studios, an entertainment venue/bar, the largest museum which has multiple levels, and event services. It is located at 1801 West St Andrews Road, Midland Michigan 48640.
2. Site 2: The Doan Center, located at 3417 West Main Street, Midland MI 48640.
3. Site 3: The Carriage House, located at 3210 Cook Road, Midland MI 48640.
4. Site 4: The HH Dow Museum and Brine Well located at 3100 Cook Road, Midland MI 48640.
5. Site 5: The Bradley House, located at 3200 Cook Road, Midland MI 48640.

May 2020 Flood:

Center facilities were damaged by flooding in May 2020 after the sequential failures of the Edenville Dam and the Sanford Dam. During project renovation, flood repair, and flood mitigation, certain items

will be moved from one site to another as needed to accommodate work. The planning of these moves across sites will be the responsibility of the CM. The primary focus of the project is Site 1. The other sites are listed to create awareness of the moves and planning required as part of the CM scope.

Proposed Scope

The focus of this project is the Midland Center for the Arts Main Building which was designed by Alden B. Dow and has a classic mid-century modern style. A predesign effort establishing project vision and planning began in early-2021 and continued through mid-2021. The schematic design level development of the project followed and was completed in February of 2022. This process identified the need for a comprehensive renovation of the main building to accomplish the Center goals. Conceptual Designs are included in “Attachment A” at the end of this document. The stated goals are:

- Repairing main building systems damaged during recent flooding.
- Renovating the main building, creating an inspiring and engaging environments for all.
- Achieving “master plan” goals for the Center museums.
- Improving accessibility throughout the main building.
- Creating climate-controlled storage for collections.

The project will be a phased and allow the Center to maintain operations throughout the duration of the project. If there are periods of time during which select Center services must be temporarily closed, the CM must provide ample notification of the date and duration to the Center Leadership Team. The project is assumed to require at least two and possibly three moves of items from one location to another while work is completed. Some moves might require temporary services to allow operation. The details of these moves and operation requirements will be defined during the project.

Please visit the Center website at: <https://www.midlandcenter.org/>

A press release and a conceptual video can be accessed at:
<https://www.midlandcenter.org/museums/center-of-possibility/>

Groups Defined

There are three groups mentioned in this RFP. Each is defined below with a brief explanation of the group members and their purpose.

- a) Selection Committee: The Center will have proposals reviewed by a “Selection Committee” which will be comprised of board members, advising qualified experts, and the Chief Executive Officer. The committee will select three qualified submissions and arrange for an interview/presentation to the committee. The committee will also select from the three vendor candidates and make the final recommendation to the Center Board of Directors.
- b) Design and Construction Team (DCT): This team will include selected Center staff and an architect/design firm (Quinn Evans), an exhibit design/construct/install firm (to be named), and an engineering firm (GMB Architecture & Engineering). The CM selected will lead this team. This team is responsible to define phases and outline required work as well as any temporary work arounds to maintain Center operations. They must propose and obtain approval from the Center Leadership Team for all activities that may impact Center operations, safety, budget, or cost.
- c) Center Leadership Team (CLT): The Center Leadership Team will have oversight of the project and approve all proposals from the DCT. This team will include key leaders from the Center including

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those with responsibility for operations, Board Members and advising experts. This team oversees all activities affecting the Center operations, safety, budget, or cost.

Applicable Laws and Regulations

The Project is funded in part by FEMA and other federal sources and therefore requires full compliance with applicable laws and regulations. These same regulatory requirements will also be required of the CM as well as any sub-consultant/contractor procured by the CM.

Among other requirements, the resulting contract will be required to comply with by and subject to Section 428 of the Stafford Act; the Public Assistance Alternative Procedures Pilot Program Guide for Permanent Work (version 2), dated December 19, 2013; and, except where specifically waiver or modified by Section 428 of the Stafford Act, all other laws, regulations, policies, and guidance applicable to FEMA's Public Assistance Program.

All procurement must follow US government federal procurement standards for the acquisition of material and services under grants in the U.S. Code of Federal Regulations (C.F.R.) at 2C.F.R. §§ 200.318 – 200.327. All federal procurement rules, including those not discussed herein, remain applicable regardless of the construction project delivery method. The below examples are meant to highlight procurement compliance and do not represent an exhaustive list:

- General Procurement Standards (2 C.F.R. § 200.318)
- Competition (2 C.F.R. § 200.319)
- Methods of Procurement to be followed (2 C.F.R. § 200.320)
- Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms. (2 C.F.R. § 200.321)
- Contract Provisions (2 C.F.R. § 200.327)

The CM procured pursuant to this RFP will be required to comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. § 1701u) ("Section 3"). Section 3 requires that when employment, training or contracting opportunities are generated by HUD-funded projects, preference is given to low and very low- income persons and businesses residing in the community where the Project is located. Section 3 Business Concerns are encouraged to submit a proposal. A bidder selected for this Project will be responsible for ensuring compliance with all Section 3 requirements including, but not limited to, the hiring and contracting decisions made on the Project.

The CM procured pursuant to this RFP will also be required to comply with Section 110 of the Housing and Community Development Act of 1974 (Act), as amended, which requires that all laborers and mechanics employed by contractors or subcontractors on construction work assisted under the Act shall be paid at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended 40 U.S.C. 276a-276-a5), and it will comply with the Contract Work Hours and Safety Standards Act (40 U.S.C. 327 et seq.).

SECTION 3 – CM SERVICES OUTLINE

The CM will lead the Midland Center for the Arts “Design and Construction Team” by participating in team meetings and taking responsibility for budgeting, scheduling for construction, construction delivery, and constructability. The CM should outline an approach and strategy for the inclusion of local contractors and suppliers who have the competency and qualifications to properly support the final product. It is the Center’s expectation to receive guidance and recommendations on this topic.

For contract purposes, the Center anticipates using the AIA Document A133-2019 Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price and A201- General Conditions of the Contract for Construction. These documents will be to be used as a guide for defining services to be provided by the CM. The following outline of Pre-construction and Construction Services – it is not meant to be all-inclusive.

Pre-construction Services:

These services will include cost estimating, scheduling, and input on constructability and phasing. We will require the following minimum cost estimates to assist the team in keeping the project on budget:

- 30% Design Development Completion
- 60% Design Development Completion
- 90% Design Development Completion

Clarification of Certain CM Services - Preconstruction

- CM shall conduct, with the Center, pre-bid conferences to inform prospective firms of all requirements, including all applicable federal regulatory requirements, and answer all questions concerning those requirements. The CM will be responsible for managing the procurement process and coordinating schedules across all vendors to allow a smooth delivery of the finished product at the Center.
- Preliminary Project Schedule: The CM should be prepared to develop and provide a detailed preliminary construction schedule as soon as possible, along with updates during the design development, and construction document phases of the project.
- Preliminary Cost Estimates: The CM is required to develop and provide a detailed preliminary construction cost estimate as soon as possible to give an accurate representation of the project’s construction cost. Updated cost estimates are to be prepared by the CM at the conclusion of the design development, and construction document phases of the project.

Construction Services:

- 30% Construction Documents completion
- 60% Construction Documents completion
- 90% Construction Documents completion

Clarification of Certain CM Services - Construction

- Site Logistics and Safety: CM shall review site logistics and insure they provide for all temporary facilities necessary for contractors to perform their work and for all the job site facilities (including Construction Manager and subcontractor employee parking) necessary for

management, supervision and inspection of construction. The CM shall prepare Logistics Plans for each phase that indicate temporary facilities site access, barriers and other provisions related to life safety and job-site security. Occupancy of adjacent tenants and uses must be considered to maintain normal Center operations. This plan must be approved by the DCT first and then the CLT.

- The CM will help establish the construction completion date with the project team. A draw schedule of construction values is required to be provided to the Owner.

Clarification of Certain CM Services – Overall

- Consultation: The CM should lead and attend DCT meetings throughout pre-construction, design development and construction document phases of the project.
- Project Bidding: The CM will be responsible for managing and soliciting competitive bids.
- Definition of Project Construction Completion: The construction completion date is defined as completion of all punch-list items as well as building commissioning.
- Project Communication Monitoring Services: The Center marketing and communications team desires to arrange a “virtual tour” of project progress during construction. The arrangements and costs need to be considered in the plan. It may consist of one or more cameras that shows either a live stream or a series of photos taken over time. The location of these cameras will vary based on where work is being completed. This “virtual tour” would be posted on the Center website and updated continuously.
- Review of Plans and Specifications: CM shall review all plans and specifications, foundations, systems and materials selected, the availability of labor, time requirements for procurement and installation, construction and relative costs of materials, and shall provide recommendations for economies as appropriate.
- Value Engineering: The CM may be asked to provide cost estimates and alternatives for mechanical and electrical systems, equipment, construction methods and material.
- Pre-Bid Conferences: The CM shall be responsible for arranging pre-bid sub-contractor and trade conferences for both preconstruction and construction phases as needed that include the Center/Owner for the purpose of informing prospective bidders of special conditions including compliance with all applicable federal requirements, schedule, and safety requirements of proposed work.
- Management Control System (MCS): CM shall implement a MCS throughout the duration of the project to facilitate planning, organizing, scheduling, budgeting, reporting of construction progress, accounting, identifying variances and problems, and facilitate decisions at all levels. CM shall provide the services, facilities, equipment and staff necessary to implement the MCS. The MCS must be a web-based project management system and approved by the DCT and the CLT.

- **Accounting Records:** Complete financial and cost accounting records shall be maintained for all costs applied to the project by scope of work and funding source. All resources and time will be broken out and tracked by funding source (FEMA, federal, or other) and sub-project for the duration of the project. It will be critical to monitor all invoices and requisitions for a sufficient level of detail to satisfy FEMA reviews. The CM shall be responsible for maintaining such records in the required form and consistent with any applicable local, state or federal regulatory requirements. The CM shall make available all documents related to the Project including but not limited to contracts, financial records, books, documents, and records necessary to verify the nature and extent of the costs of the execution of the contract, HUD, FEMA, the Comptroller General of the United States, the Secretary of Health and Human Services or any of their authorized representatives at any time and during normal business hours as often as deemed necessary, to audit, examine, and make excerpts or transcripts of relevant data. Such inspection shall be available up to six years after completion of the contract. If the CM performs the duties of their contract through a subcontract with a value of \$10,000 or more over a 12-month period, the CM agrees to include this requirement in any such subcontract.

SECTION 4 – FEE STRUCTURE

The Center will consider a time and material fee during Pre-construction Services. For the Construction Services, the Center prefers the CM function as the constructor for the Project where the basis of payment is the Cost of the Work plus a fee to with Guaranteed Maximum Price (GMP). The fee structure preferred should be outlined in the proposal provided.

CM cost must be managed in a way that allows it to be tracked to a specific Pre-construction or Construction item of group of items being repaired or renovated based on the Center (FEMA or other) funding source. One example is FEMA “Repair In Kind” (RIK) and FEMA “Hazard Mitigation” (HM) funding versus other work to required upgrades for Site 1, main building electrical systems. Portions of the work will be funded by RIK allocations, portions will be funded by HM allocations, while the remaining work will be funded from other sources.

The final contract signed for services will include cost savings provisions that highlight and encourage delivery of the project on time and on budget.

SECTION 5 – REQUEST FOR PROPOSAL, CM INFORMATION REQUESTED

Please use these sections to partition your proposal. Evaluation will be scored based on responses to these questions to qualify for the face-to-face interview. The face-to-face interview performance will provide additional scoring to support a final decision.

Firm Overview (5 out of 8 relative importance)

1. Name of firm and address of corporate office.
2. Address, telephone, and contact information for office servicing this project.
3. Type of organization (partnership, corporation, etc.)
4. Number of years in business.
 - a. How long has your company provided contracting services?
 - b. Construction management services?
5. Brief history, mission, and philosophy of firm.
6. Names of officers, owners and other principals of firm.
7. Provide an indication of the firm's financial capability to handle the project, including bonding capacity and name of bonding firm.
8. Please attach a copy of audited financials for the last 3 years with your proposal.
9. What is the firm's dollar value of work in place per year over the last five years?
10. What percentage of your firm's business is conducted as CM?
11. Has your firm been involved in a termination from a project for convenience or cause? Please explain.
12. Over the past five years, has your firm been party to any lawsuits or arbitration due to nonperformance or contract disputes? Please explain each occurrence.

Relevant Experience (7 out of 8 relative importance)

13. Provide a list of 5 projects you would consider most comparable to this project. Projects which involve museums, art centers, historic structures and phased construction will be of particular interest. References provided must be from the 5 projects considered most comparable. Please include people who worked on those projects with correct contact information. A topical list follows:
 - a. Name of Project
 - b. Description
 - c. Photos
 - d. Original budgeted cost versus final cost
 - e. Number and \$ Value of change orders
 - f. Original schedule duration versus final schedule duration
 - g. Owner reference contact information
 - h. Architect/Design team reference contact information
14. List status of all projects currently being worked on by your firm.
 - a. Pre-Construction Phase:
 - b. Construction Phase:
 - c. Project Close-Out:
15. Provide 3-5 reference projects with owner correct contact information from HUD or FEMA related projects and provide an explanation of how the reporting and reimbursement requirements were met or are being met. The above #13 list of projects can be used.

Professional Services (6 out of 8 relative importance)

16. What is your record concerning accuracy of design estimates and actual cost?
17. Describe your approach and procedure to value engineering.
18. Describe the methods used in scheduling the project.
19. List the general work items you have the capability to accomplish within your own firm.
20. Do you intend a certain percentage of actual work to be performed by your own forces? If so, what percentage and what work?
 - a. How many craft employees do you have and in what trades?
 - b. What is the backlog for the craft / self-perform work?
 - c. What is your proposed method to ensure cost competitiveness and Procurement compliance with the trades you self-perform?
 - d. What advantages do self-perform trades bring to the table?
21. Discuss the CM's responsibility for providing quality control and inspection of the work in place.
22. Describe your cost control systems for the construction phase of the project.
23. How do you keep your clients informed of the status of the project? Please describe the suite of project management and communication tools you plan to use that will provide real-time communication and updates to project team members and all stakeholders.

Project Staffing (2 out of 8 relative importance)

24. List key staff who will be assigned to this project. Provide resumes for these individuals.
 - a. Please provide an organizational chart for the project including their % of time commitment to the project.
 - b. Please provide the single point of contact accountable for the project.
25. List status of all projects currently being worked on by the staff proposed for this project.

Project Approach (3 out of 8 relative importance)

26. Safety is a top priority. Describe your anticipated process for ensuring safety on the project.
27. Describe the firm's approach to an owner-construction manager-architect/engineer team relationship.
28. What is your approach to maximizing local trade contractor participation?
 - a. Please tell us how you plan to incorporate, "Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms. (2 C.F.R. § 200.321)" into your process.
29. What would be the primary issues and concerns you anticipate for this project, and how would you address them?
30. Describe your anticipated process for cost control on the project.
31. Describe your anticipated process for controlling the project schedule.
32. Describe your anticipated process for quality assurance and control.
33. Provide a summary outlining the timing, sequencing and phasing (if appropriate) of the project that you envision today.
34. Please provide the details of which technology platform you plan to use to support the project and why. You may need to reference this platform in the above answers.

Fees (4 out of 8 relative importance)

35. Provide a complete statement of professional fees structure, personnel expenses, and other usual and customary expenses for a project of this size and scope.
 - a. General Condition Costs should be broken out by category. Please refer to the AIA document referenced.

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- i. Please include a proposed staffing plan including the number of staff and when they are planned to join the project and roll off.
 - b. General Requirement Costs should be broken out by category. Please refer to the AIA document referenced.
- 36. Provide your fee percentage for profit and overhead as a total of construction cost.
- 37. Provide your bond and general liability insurance rates.
 - a. Please provide your Certificate of Insurance (COI) in the proposal.
- 38. Please provide an overview of how you plan to manage subcontractor bonding or subcontractor default insurance.

Overall Firm Differentiation and Qualifications (1 out of 8 relative importance, Lowest)

- 39. Describe your firm's safety record and how you plan to execute and maintain a safe work environment for all.
- 40. Describe your firm's overall service philosophy, and how it relates to your ability to provide a successful project outcome.
- 41. Explain your firm's approach to and experience with partnering and teaming.
- 42. Explain your firm's approach to encouraging participation by minority and women-Owned Business Enterprises in connection with the Services.
- 43. Briefly describe why your firm should be selected.

For the final 3 selected to Interview (8 out of 8 relative importance, Highest)

- 44. The presentation evaluation will be based the criteria above used prior:
 - a. Firm Overview
 - b. Relevant Experience
 - c. Professional Services
 - d. Project Staffing - How are the staff that would be assigned represented in the presentation and interview?
 - e. Project Fees
 - f. Overall Firm Differentiation and Qualifications
 - g. Delivery of Presentation
- 45. The interview evaluation will be based on the company representatives and their answers to questions delivered during the interview focused in these key areas:
 - a. Firm Core Values and Ethics
 - b. Orientation to Safety
 - c. Professionalism
 - d. Teamwork and Collaboration
 - e. Adaptability and Creativity
 - f. Construction, Problem Solving
 - g. Quality Management
 - h. Schedule Management

SECTION 6 – Document Change Log

5/15/2023 – Revised Section 1, CM Selection Timeline to add the date and time of the Mandatory Site Tour on May 25, 2023.

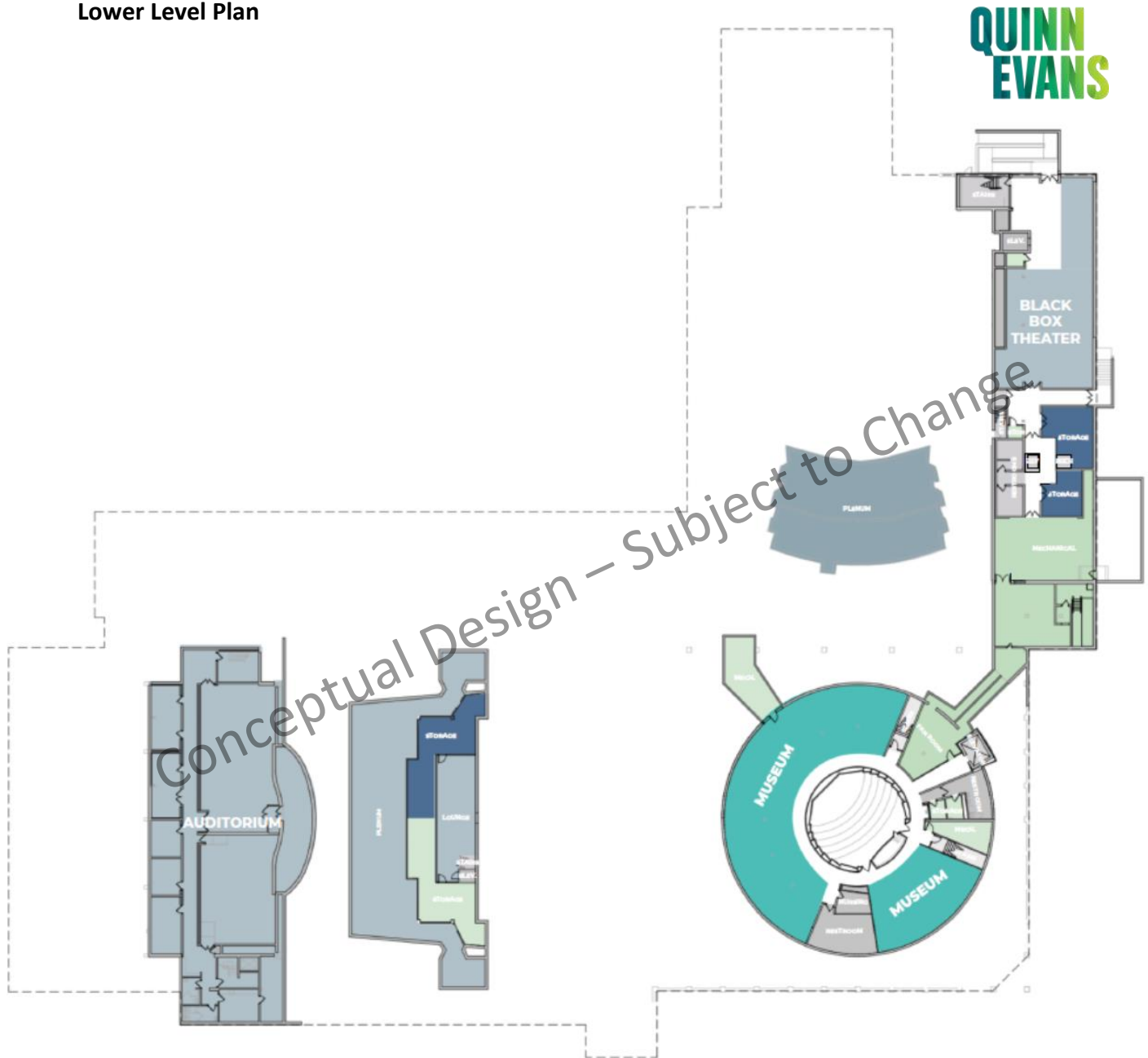
5/25/2023 – Revised the Section 1, CM Selection Schedule to change the date from May 26, 2023, to June 2, 2023, for the date that “All written questions must be provided to the primary Center contact.” The dates following were also updated through Aug 7, 2023. This was done to allow more time for CM firms to ask written questions given the Memorial Day holiday weekend. “Attachment A” conceptual graphics were updated. Portions of the conceptual graphics were enlarged to highlight areas of change.

END

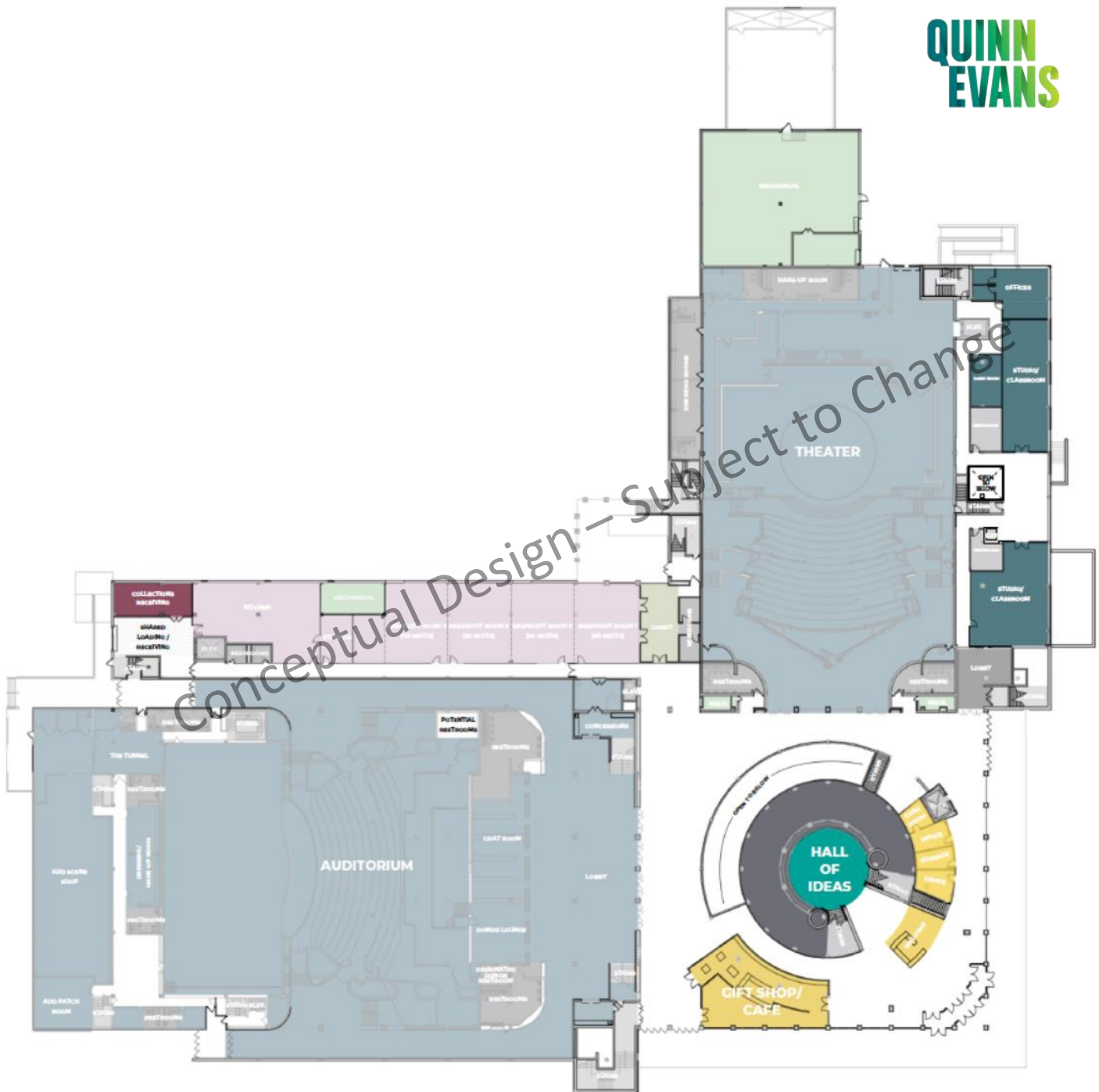
Midland Center for the Arts
RFP Construction Management Service

Midland Center for the Arts, Main Building (Site 1)
"Attachment A"

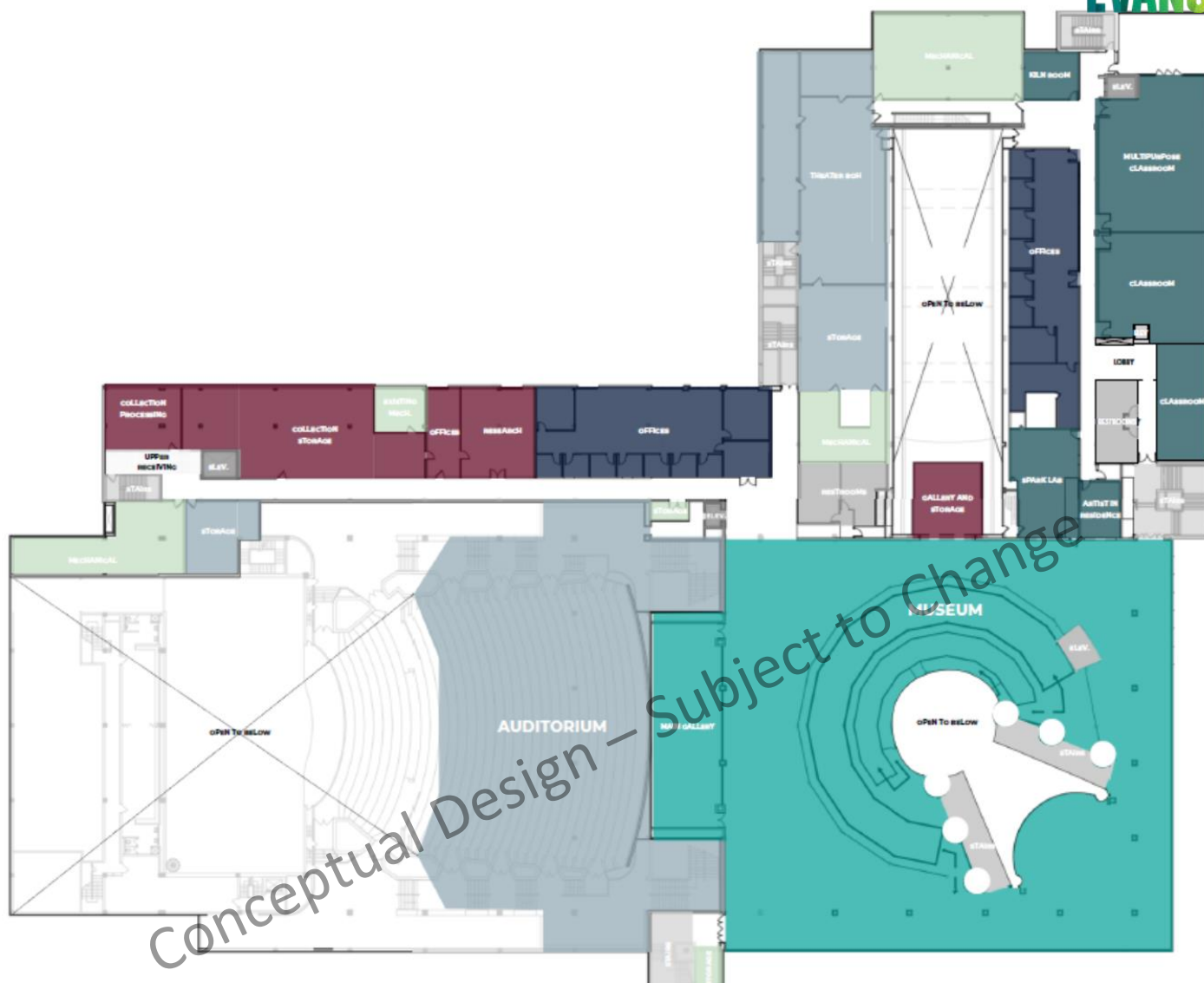
Lower Level Plan



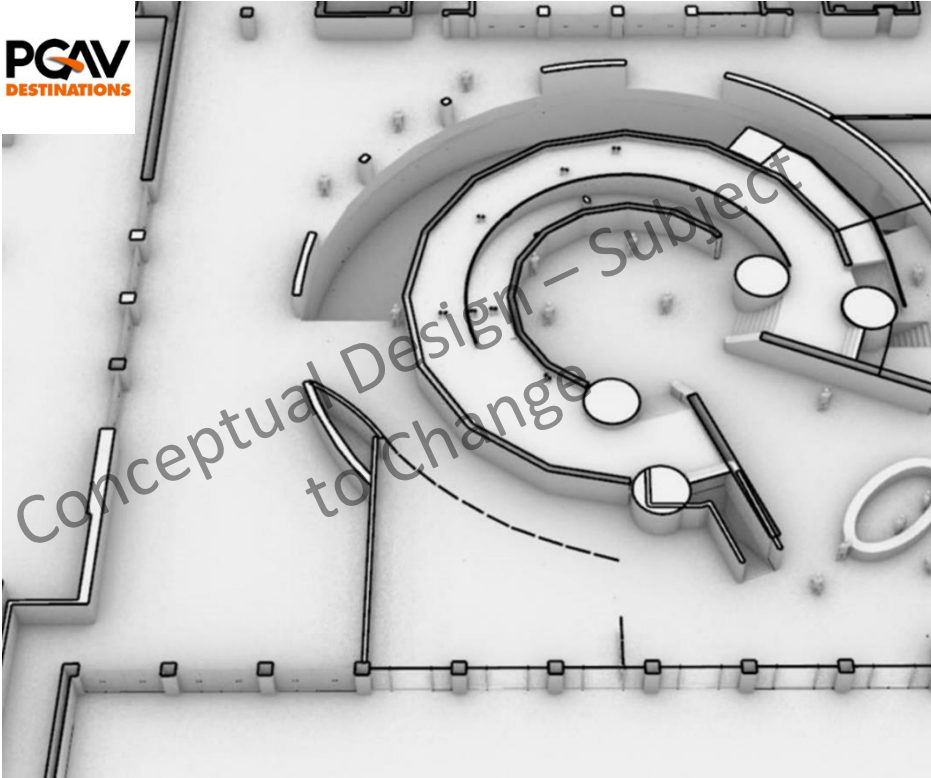
Ground Level Plan



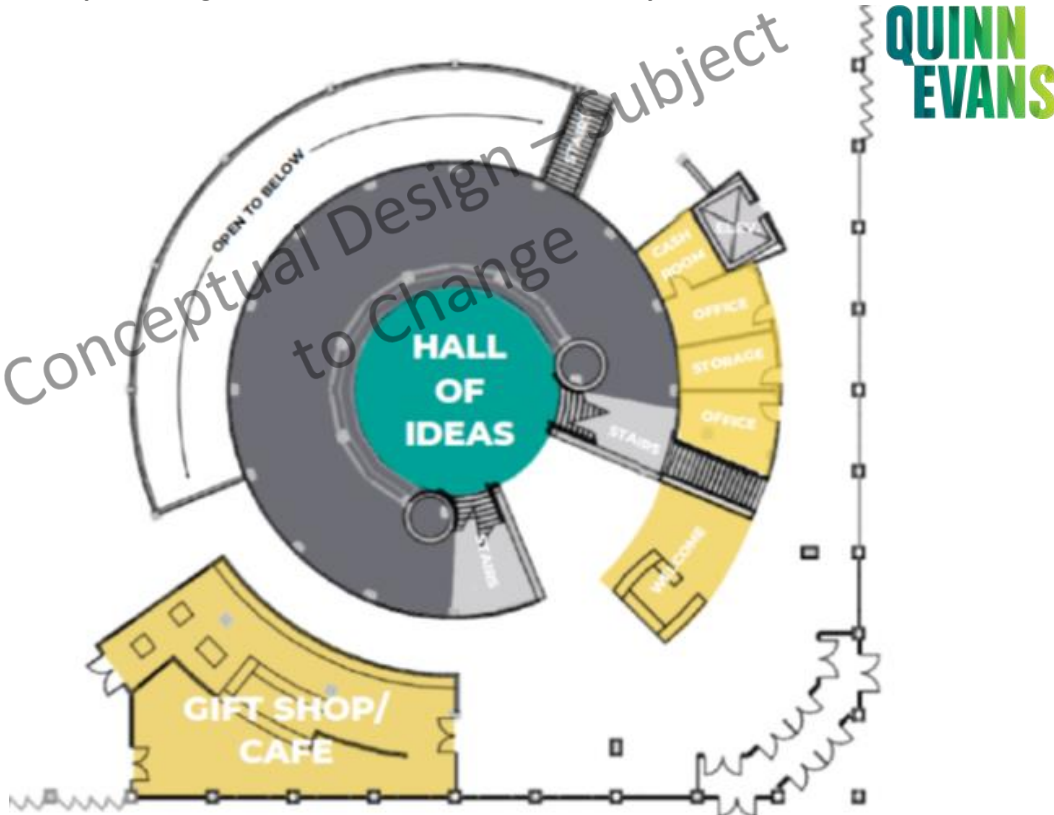
Upper Level Plan



Conceptual Image – Hall of Ideas with Ramps



Conceptual Image - Ground Floor Entrance and Lobby



Conceptual Image - Main Lobby 1



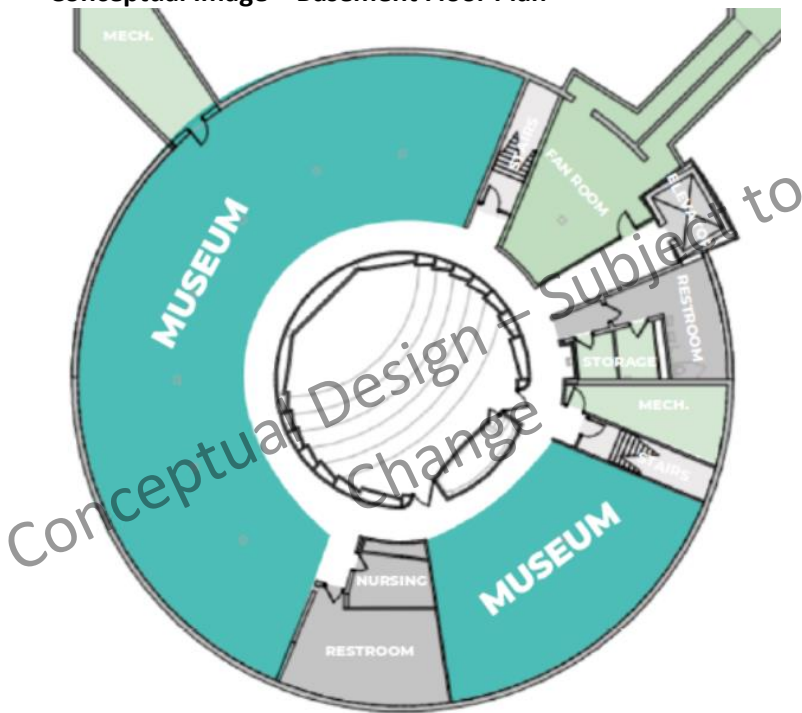
Conceptual Image – Lobby 2



Conceptual Image - Basement



Conceptual Image – Basement Floor Plan



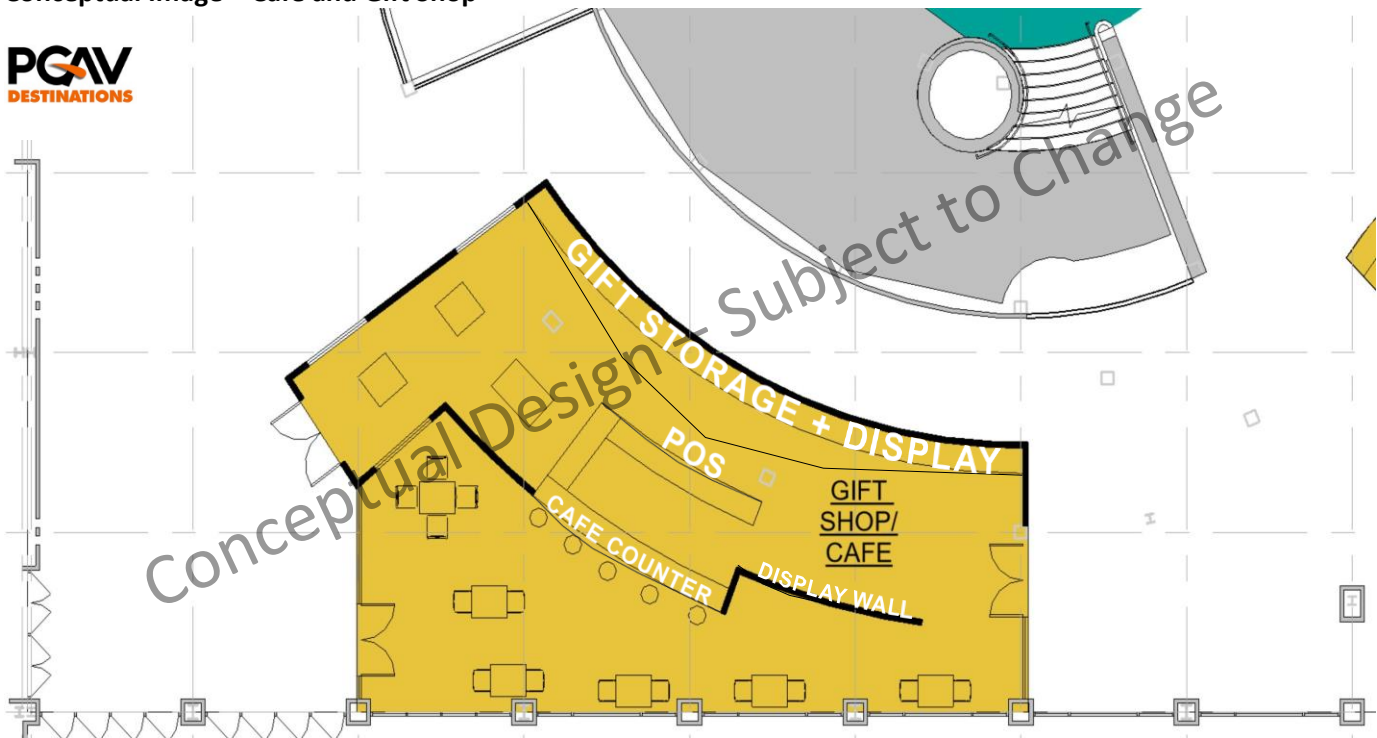
Conceptual Image – Hall of Ideas 1



Conceptual Image – Hall of Ideas 2



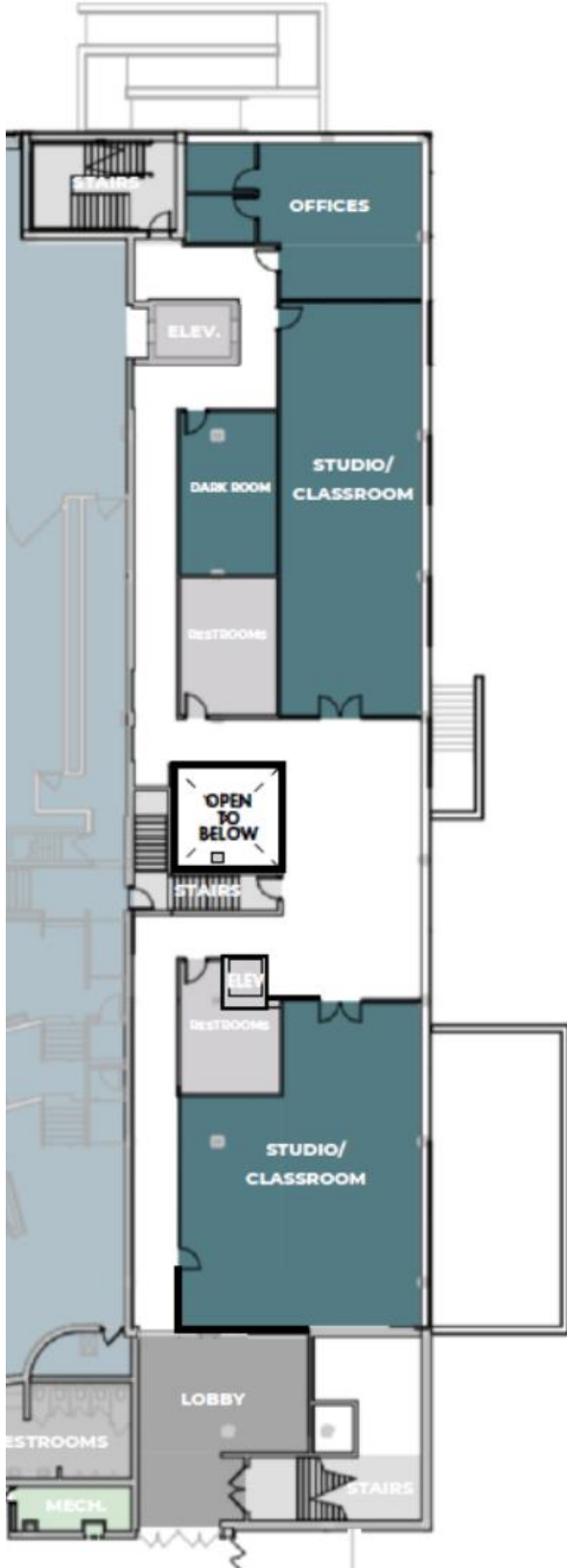
Conceptual Image – Café and Gift Shop



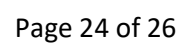
Conceptual Image - Collections



Conceptual Image – D Wing Ground Floor



Conceptual Image – D Wing Second Floor and above Little Theater



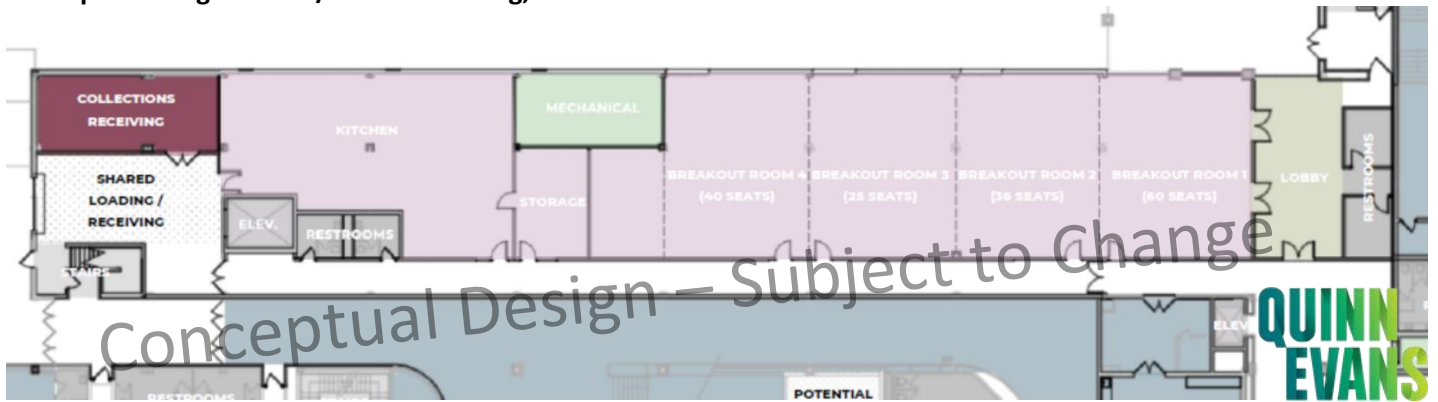
Conceptual Image – Studios, D Wing



Conceptual Image – Studios, D Wing Stairs



Conceptual Image – West/Back of building, First Floor



Conceptual Image – West/Back of building, Second Floor

