REQUEST FOR QUALIFICATIONS:  Due Date: 5:00 p.m. June 21, 2024

Waterfront Partnership of Baltimore, Inc. (WPB) and Rash Field Development, LLC (RFD) are pleased to invite interested and qualified construction management firms (CMs) to submit materials indicating their qualifications and experience with successfully providing construction management services for public park projects in the Baltimore MD area. RFD seeks to hire a construction management firm to manage reconstruction of Phase 2 of the Joseph H. Rash Memorial Park (the Project). Funding has been secured and consists primarily of State and City sources.

Firms wishing to bid on the construction of this project must respond to this RFQ.

Submission Delivery:
Respondents will deliver an electronic copy to rashfieldpark@waterfrontpartnership.org
Please include RASH FIELD – RFQ in the subject line.
Questions should also be directed to rashfieldpark@waterfrontpartnership.org (technical inquiries only – no solicitations). Please include RASH FIELD – QUESTIONS in the subject line. All questions must be emailed by June 14th at 5 pm. Questions and answers will be posted at rashfield.org/rfq.

**Project Location:**
Rash Field is located within the City of Baltimore at 300 Key Highway. The park is owned by the City of Baltimore and administered by the Baltimore City Department of Recreation & Parks. Phase 1 of the park, which lies just east of the Maryland Science Center, was completed in November of 2021. Phase 2 is bounded by Phase 1 on the west, Key Highway on the south, the waterfront promenade on the north, and the Rusty Scupper garage to the east.

**Project Scope of Work:**
The scope of work for the Project includes (but is not limited to) removal of existing surface features and vegetation, demolition of certain existing structures, re-grading of the existing site, management of contaminated soils, installation of subsurface utilities and stormwater management features, import and placement of new fill material and planting soils, installation of new landscape, hardscape, and building features including, but not limited to: fitness equipment, park storage facilities, relocation of the Pride of Baltimore Memorial and various utilities, sand volleyball and pickleball courts, new lighting and irrigation, and various other amenities.

**Additional Documents:**
The following additional documents are offered to prospective CMs for information purposes only. The additional documents are intended to provide an understanding of the scope of work that will become part of the Project. The additional documents are for information only and do not bind WPB to any or all of the scope depicted therein. WPB reserves the right to change the scope of work at any time prior to issuance of bid documents.

- 75% Construction Documents

**RFQ Schedule:**
Subject to change, the following outlines the anticipated Project milestones:

- **Task 1:** 6/21/2024 – Request for Qualifications due:
  WPB/RFD will receive and review qualifications from qualified and interested contractors.

- **Task 2:** 7/3/2024 – Short list of Respondents selected:
  WPB/RFD will select a short-list of candidate respondents for participation in a proposal process to outline the terms and conditions of a Cost of Work Plus and Fee with a Guaranteed Maximum Price (GMP) construction management agreement.

**Project Bid and Construction Schedule:**
Once a short-list of qualified firms has been established, all selected firms will be invited to submit proposals.

- **Task 3:** 7/3/2024 – Issuance of Request for Proposal:
  WPB/RFD will issue a Request for Proposal (RFP) to short list respondents.
• **Task 4:** 7/26/2024 – Proposal Due Date:
  Bidders will be required to submit RFP responses to WPB/RFD.

• **Task 5:** 8/16/2024 – CM Selection:
  WPB/RFD will select a CM to proceed with finalizing a GMP contract and budget and preparing for commencement of construction.

• **Task 5:** October 2024 – NTP/Construction Start:
  WPB/RFD issues notice to proceed; construction mobilization begins.

**Content of the RFQ:**
Respondents will provide the following information in the format provided below:

1. **General Overview:**
   Respondents will provide a general overview of the company that will conduct the work. The overview will give a history of the business, summarize the primary focus of the business, and will offer a basic overview of the company’s approach to the successful completion of like-kind projects.

2. **Recent Projects:**
   Respondents should clearly identify NO MORE THAN FIVE (5) recently completed projects which are most similar to the project described herein. Recent projects should include the following information:
   
   a. Brief narrative description of the project
   b. Size of the project (acreage or square footage).
   c. Proposed cost of the project and actual cost of the project. For projects that exceeded their proposed cost target(s), please offer a brief description of the contributing factors.
   d. A summary of the funding used to finance the project (debt, equity/cash, grants, public funding, other, etc.), if known.
   e. Owner representative contact information (limit one person per project).
   f. Proposed completion date and actual date of completion. For projects that exceeded their proposed completion date(s), please offer a brief description of the contributing factors.
   g. Environmental Conditions or other unique attributes addressed by the Project.
   h. Specific contract method used to hire the CM (at risk, lump sum, fee for service, etc.)

3. **Bonding Capacity:**
   Respondents will indicate their bonding capacity.

4. **Insurance:**
   Respondents will list the insurance coverage obtained when completing similar projects. Identify types and limits of coverage carried.
5. **Schedule:**
   Respondents will state their ability/availability to meet the schedule milestones identified herein.

6. **Quality Control:**
   Respondents will provide an overview of their approach to QA/QC.

7. **MBE/WBE Participation and Local Hiring Practices:**
   WPB/RFD intends to meet or exceed City of Baltimore goals for MBE/WBE participation and to maximize Local Hiring. Respondents should indicate their experience coordinating and managing compliance with City of Baltimore MWBOO standards. Additional consideration will be given to CM firms with experience engaging and hiring non-profit subcontractors and demonstrating exemplary local hiring practices.

8. **Key Personnel:**
   Respondents will provide a staffing plan and not more than five (5) resumes of key officers and staff that will be engaged in the Project. Respondents should clearly identify the staff person that will serve as the team lead and primary point of contact for the project.

9. **Affirmation of Additional Information:**
   Respondents will indicate that the additional documents have been received and that the respondent agrees that the additional documents are used for information purposes only.

**Miscellaneous Considerations:**
Recipients of this RFQ document acknowledge these terms whether they submit a response or not.

1. The costs associated with responding to this RFQ shall be the full responsibility of the respondent. WPB/RFD will not reimburse any respondent for any cost associated with responding to this RFQ.

2. At its sole discretion, WPB/RFD reserves the right to reject any or all responses and is in no way obligated to enter into binding contractual agreements of any kind with any of the recipients of this RFQ whether or not they submit a response.

3. The recipients of this RFQ agree to maintain the information provided as confidential.