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8-31-17

Request for Letters of Interest

for the

Nebraska State Capitol HVAC Replacement and Window Repair Project

OCC Project No. 201405

Request for Letters of Interest for General Contractors and Major Sub-contractors

The State of Nebraska Office of the Capitol Commission is soliciting Letters of Interest (LOI) from firms interested in providing General Contractor (GC) and Major Sub-contractor services for the Nebraska State Capitol HVAC Replacement and Window Repair Project, Lincoln, Nebraska. Major Sub-contractors include Mechanical Contractors (MC), Electrical Contractors (EC), Fire Protection Contractors (FPC), Fire Alarm Contractors (FAC) and Window Restoration Contractors (WRC).

The Nebraska State Capitol is an architecturally and historically significant structure of state, national, and international importance. The State of Nebraska Office of the Capitol Commission is seeking construction firms that have proven experience working on projects of this scope, size and type and who are able to provide the highest possible quality standard for administration, labor, material and workmanship. Only prequalified GC's and Major Sub-contractors will be allowed to bid on the first bid package.

The total project scope will be completed in multiple phases over an approximate 8-year period. Phases A, B and 1 will be constructed simultaneously under one contract. Phases 2, 3, 4 and 5 will be constructed consecutively (after the completion of Phases A, B &1) under separate contracts. The Capitol will be owner occupied throughout all phases of construction. The Scope of Work for Phases A, B and Phase or the project includes the furnishing and installation of:

- Phase A—Electrical Power Infrastructure Upgrades;
- Phase B—Remote geothermal wellfield, geothermal header piping, civil and site utilities, deep foundations for future parking structure and a construction of a surface parking lot over the geothermal wellfield;
- Phase 1—Architectural, HVAC, electrical, fire suppression/alarm and window restoration at the basement, 1st, 2nd, 3rd floors at the southwest quadrant of the Capitol.

The estimated construction cost for Phase A and B and Phase One is \$36,447,000. All project associated labor and materials for civil, structural, architectural, plumbing, mechanical and electrical are included.

The prequalification process for firms will consist of three components:

1. A Request for Qualifications (RFQ) will be sent out in mid-October 2017 to all GC and Major Sub-contractor firms responding to the request for a LOI. The firm qualifications will be evaluated by the project Qualification Committee to determine the ability of the GC and Major Sub-contractor firms to construct this project.

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2. It is anticipated four (4) to six (6) firms for each of the GC and individual Major Sub-contractor disciplines will be short-listed and asked to meet for interviews with the project Qualification Committee in Lincoln, NE in early December 2017.
3. Following the interviews of all of the GC, MC, EC, FPS, FAC and WRC firms, it is anticipated that three or more GC firms will be asked to submit bids for the construction of the project. The pre-qualified major sub-contractors will be listed within the contract documents as the only firms approved to bid on the project for those disciplines of work.

It is anticipated that the contract for Phases A, B and Phase 1 project construction will be awarded in May 2018. Project work is scheduled to begin in June 2018 with substantial completion by October of 2019.

All firms interested in providing GC and Major Sub-construction services should each send a Letter of Interest to the State of Nebraska, Office of the Capitol Commission by registered mail by 5:00 p.m. CDST, 12 October, 2017. Address all LOI written correspondence to:

Mr. Robert C. Ripley, Administrator
Office of the Capitol Commission
c/o BVH Architecture
attn.: Dan Worth
440 N 8th Street #100
Lincoln, NE 68508

Telephone questions shall be directed to Mr. Dan Worth, BVH Architects, Lincoln, Nebraska (402-475-4551). All LOI must identify a firm individual, including telephone number, mailing and email addresses, for the State of Nebraska Office of the Capitol Commission to contact regarding their interest in the project.