

JAMES MADISON UNIVERSITY REQUEST FOR QUALIFICATIONS (RFQ)

Delivery Method: Construction Management at Risk (Step 1 of 2)

Issue Date: October 30, 2025

Project Name: New Student Housing Project

Project Code: 216-18771-000

Commodity/Service: Construction Services

Owner: Director of Engineering & Construction

Issuing Agency & Address: James Madison University
Procurement Services
752 Ott Street, MSC 5720
Harrisonburg, VA 22807

Location of Work: James Madison University

All inquiries for information shall be submitted in writing by e-mail, no later than November 18, 2025.

To: Aaron Largent
e-mail: Largenad@jmu.edu

All responses to the emailed inquiries will be answered by November 20, 2025 and posted to the eVA website as an addendum.

SEALED PROPOSALS MAY BE MAILED, EXPRESS MAILED, SUBMITTED IN eVA, OR HAND DELIVERED DIRECTLY TO THE ISSUING AGENCY SHOWN ABOVE. EMAILED PROPOSALS SHALL NOT BE ACCEPTED.

IF PROPOSALS ARE MAILED, SEND DIRECTLY TO ISSUING AGENCY SHOWN ABOVE. IF PROPOSALS ARE HAND DELIVERED, DELIVER TO:

James Madison University
Procurement Services
Wine Price Bldg., 1st Floor, 752 Ott Street, Room 1023
Harrisonburg, VA 22807

Due Date: Sealed proposals for furnishing the services described herein will be received until **2:00 P.M.** local time on **December 2, 2025**. **PROPOSALS MUST REACH THE ABOVE ADDRESS BY DEADLINE STATED.**

In compliance with this Request for Qualifications, including all provisions and attachments referenced herein, and subject to all the terms and conditions set forth herein, the undersigned offers and agrees to furnish the services described. It is understood that this proposal may be modified, by mutual agreement in subsequent negotiations.

Name and Address of Submitting Firm:

_____	Date: _____
_____	By _____
_____	(Signature in Ink)
_____	Typed Name: _____
_____ Zip: _____	Title: _____
FEIN/SSN # _____	Telephone No.(_____)

Virginia Contractor License Number: _____

eVA Registration Number: _____ (The offeror shall be a registered vendor in eVA)

Acknowledge Receipt Of Addendum: #1 _____ #2 _____ #3 _____ #4 _____ #5 _____ (Please Initial)

1. Project Description:

The scope of the new Student Housing project includes the construction of a 400-500 bed building with a mix of single, double, and suite style rooms. The building will be located on an existing building pad, directly adjacent to the recently constructed Jennings Hall, with a building aesthetic similar to Jennings Hall. The site work will be minimal, focused on grading of the site to improve site lines from University Boulevard and utility connections for the new building. The building will be designed to meet the demands and evolution of student housing to create a 'home away from home' for students. Rooms are designed to be flexible and allow for personal expression. The project will improve the architecture, infrastructure, technology and life safety aspects to enhance student life, promote community and meet the demands of today's students. Other amenities will include study spaces, lounges, laundry rooms as well as a high-bay lab for the College of Integrated Science and Engineering.

This project will also include detailed coordination with the East Campus Infrastructure Improvement Project, an ongoing project to provide steam and chilled water to the new Student Housing project/building.

Total project scope: 126,722 gross sq/ft

The project is envisioned to be a standard 40-year construction type and will utilize cost effective building systems and be consistent with the University's standard pallet of materials. The project incorporates the design requirements of all current DEB Notices, including LEED certification.

Selected offeror will provide ongoing construction, design and constructability reviews of the design documents to assist the design team in maintaining project intent and budget integrity while diminishing or eliminating construction issues prior to the commencement of physical work. Schedule parameters necessitate the GCCM's participation in the design phase to begin while the consultant proceeds into construction documents.

Owner's Architect: MTFA Architecture PLLC

Minimum Bonding Capacity: \$68,000,000

Anticipated Construction Start Date: February 3, 2027

Anticipated Construction Duration: 537 calendar days (16 months)

2. Justification for CM at Risk procurement methods:

The university has progressed with the procurement of the design team for the new student housing project. The Construction Manager at Risk (CMaR) delivery method as compared to Design/Build and Design-Bid-Build, is necessary for James Madison University's new student housing project due to an expedited timeline and the complexity of the program integrating multiple uses within a single facility. The project will combine a mix residential function for both upper classman and freshman, as well as complex academic and community components.

Project Timeline:

Given the 16-month construction timeline, CMaR represents the sole viable method to meet the accelerated project completion date. Should the deadline be exceeded by even a single day, it would lead to a delay of an entire year, resulting in significant financial losses for the university, amounting to millions in lost revenue. Coordination during the design phase is necessary to enabling crucial input on constructability, project phasing, and the selection and procurement of long lead items. As this facility will incorporate multiple DOAS units and chillers, which typically have lead times of 30 to 40 weeks, along with electrical equipment such as switchgear, switchboards, transformers, emergency generators, and fuses that require 40 to 50 weeks for delivery, it is imperative that the construction manager selects and procures this equipment early to adhere to the expedited schedule. In contrast, the design-bid-build approach necessitates that contractors provide shop drawings for this equipment as part of their bidding process.

Project Complexity:

JMU's new student housing facility will feature a mixed-use building; levels 2-5 will consist of a blend of traditional single, traditional double, and suite-style units catering to both freshmen and upperclassmen. Each floor will include pod-style bathrooms, laundry facilities, lounge areas, and academic study spaces. Approximately one-third of the ground floor will be designated for residential units; however, the majority will serve alternative purposes, such as mechanical, public, and academic spaces for the College of Integrated Science and Engineering (CISE). CISE will house a groundbreaking high bay research lab on the ground floor, the first of its kind. This lab will incorporate various design features to support a wide range of engineering and research activities, contributing to a highly intricate design for a residential facility. The complexities of residential and lab occupancy separation, fire and life safety will be of utmost importance. Design features will include large overhead doors leading to the exterior, trolley cranes for handling materials and equipment, a wind tunnel, hooded hot work/welding and machining stations, cleaning stations, a band saw station, and an acoustics lab. The lab will offer multiple multi-use and physically adaptable workstations. The generation of significant heat, sparks, and hazardous fumes from welding/hot work and the use of harsh chemicals for cleaning necessitates advanced fire protection, grease interceptor, ventilation, and exhaust systems—all of which will be flexible and adjustable based on the specific tasks at hand. The lab will be equipped with physically adaptable fume extraction and dust collection arms to eliminate harmful fumes and particulates from the workstations and surrounding air. These systems will be integrated and coordinated with the overall building systems and pre-programmed through Building Automation Systems (BAS). The development of a residential facility that incorporates a distinctive academic environment, like the high bay CISE lab, necessitates a degree of design and coordination that exceeds standard practices. It is essential to prioritize and finalize the lab's MEP design at an early stage. Mitigating noise and vibration will be of paramount importance. Given that the lab will feature advanced and intricate HVAC systems, specialized equipment, and increased acoustical standards, it is crucial to make these decisions, coordinate the systems and procure items early to account for long lead times.

Site Constraints:

The new student housing facility will be located directly beside the recently constructed Jennings Hall and existing University Boulevard, a major thoroughfare for the City of Harrisonburg. During the construction of the new student housing facility, the City of Harrisonburg will be undergoing a major reconstruction project to straighten University Boulevard as a means to streamline traffic through this section of the City and university. University Boulevard is the only road serving the new student housing site; careful coordination between a construction manager and the City will be critical to minimize scheduling and delivery conflicts between the university's housing project and city-managed roadway project. Construction for the new student housing project will also be occurring over two academic school years, requiring a well-coordinated and sequenced/phased schedule to minimize disruptions to surrounding facilities and students. Coordination during the sequencing, design and logistics phase will dramatically decrease any negative impacts this capital project could have on the university and surrounding community.

3. Submission Requirements:

- a. ***Two (2) copies are required. This includes one (1) original, which shall be clearly marked, one (1) additional hard copies, and electronic copies of both (1) original and (1) redacted copy, if applicable (CD or flash drive).***

eVA submissions require (1) original and (1) redacted copy.

- b. Submissions shall include the following documents in this order:
 - The completed signature page of this request
 - The completed JMUCO-16 with referenced and required attachments (ie, bonding letter, project listings, organizational chart, key personnel resumes, the completed "JMUCO-16 Crosswalk of Firm and Key Personnel Experience," etc).

- c. The Owner recognizes the possible existence of confidentiality agreements between an Offeror and previous clients and fully respects such agreements. Any information requested that is considered to be confidential between the Offeror and a previous client shall be marked proprietary by the Offeror.
- d. The Owner reserves the right to visit the office(s) of an Offeror to verify any claim(s) made by an Offeror regarding staff, facilities, capabilities, qualifications and any other reasonable concerns that may arise on the part of the Owner. In such an event, the Offeror must make every reasonable attempt to clarify any concerns expressed by the Owner.
- e. The Owner will not be responsible for any costs incurred by an Offeror in response to this RFQ.
- f. In the event the Offeror discovers an error in its submission, attention may be drawn to the error by providing a written amendment to the initial Qualifications submission. All amendments shall be received by the Owner on or before the date and time fixed for receipt of Qualifications. The Offeror shall define who is authorized to approve amendments/changes. If an error is discovered after the time and date of receipt of the RFQ response, the Offeror may withdraw from consideration, but the error correction will not be accepted by the Owner.
- g. As noted above, Offerors may contact, in writing, the designated Owner point of contact for any required clarifications on this RFQ. Offerors are to refrain from contacting the Owner personnel for purposes of requesting tours or for any other purpose relating to the project.
- h. The Offeror shall submit the Past Performance Questionnaire for no less than three (3) previous clients/projects that are of similar scope to this project.

4. Evaluation of Qualifications:

Bidders' and Offerors' qualifications (as submitted on the attached JMUCO-16) will be evaluated against the criteria specified herein.

- a. For CM at Risk and Design-Build only:
 - i. The Owner selection committee will thoroughly review the offerors' Qualifications submissions using the evaluation criteria defined in this RFQ. The committee will determine which Offerors' submissions demonstrated the greatest conformance with the requirements set forth in this RFQ; the committee will identify a "short list" of no fewer than two and no more than five Offerors to proceed to "Step 2" of the selection process, the receipt of the RFP.
 - ii. The owner will provide written notice to all firms which are not "short-listed"
 - iii. Short-listed firms will be notified of their selection to move to the RFP stage and will be provided the RFP

5. Anticipated Project Schedule:

NOTE: This schedule is only intended to be a planning tool; dates are projected, and the actual schedule may vary from these projections. Under no condition is the Owner bound by this schedule.

Advertise RFQ -	<u>October 30, 2025</u>
Question Due Date -	<u>November 18, 2025</u>
RFQ Due Date -	<u>December 2, 2025</u>
Notice Given, RFP released to "short list" -	<u>December 11, 2025</u>
Mandatory RFP Conference -	<u>December 16, 2025</u>
RFP Due Date -	<u>January 6, 2026</u>
Interviews -	<u>January 12-16, 2026</u>

Award -

January 26, 2026

Attachments:

1. JMUCO-16 (to be completed by Bidders/Offerors in response to the RFQ and the qualification criteria provided herein).
2. eVA Registration Requirements
3. Approved DGS Determination & Findings
4. JMU Past Performance Questionnaire

QUALIFICATION CRITERIA

I. BONDING:

A. **STANDARD BONDING:**

Contractor can secure bonding for this project in an amount equal to or greater than the estimated construction cost from a surety company **(1)** listed in the United States Department of Treasury, Federal Register, **Circular 570: Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies;** and **(2)** licensed to transact surety business in the Commonwealth of Virginia.

B. **SELF-BONDING PROGRAM:**

Contact Owner for additional details.

C. **CAPACITY:**

The capacity the organization has to meet the project schedule and demands given its current workload.

II. EXPERIENCE AND PERFORMANCE ON PROJECTS OF SIMILAR SIZE AND SCOPE:

This includes consideration of references and client feedback from past and ongoing projects and a demonstrated ability to maintain project schedule and budget.

Firm Experience:

The contractor or contractor's office that will handle this project has undertaken ***at least three (3) construction projects of similar or comparable scope within the last ten years. (100,000-200,000 gross square feet); stories (multi-storied); function (student housing – over 400 beds) and dollar cost (\$50-100M) or similar building system components; foundation (shallow); structural (non-combustible - steel, engineered wall panel systems, precast); exterior wall (brick/masonry); roofing system (shingle, EPDM, TPO); electrical service (277/480V); electrical distribution (switchgear); heating system (4 pipe fan coil units); air conditioning system (4 pipe fan coil units); casework (wooden); laboratory gases (oxygen, argon, carbon dioxide, acetylene); kitchen equipment (standard residential); etc.***

The projects shall be sufficiently comparable so that the agency may conclude that the contractor is familiar with and capable of handling the project(s) described herein.

Project Team/Staffing:

1. The successful organization shall provide and maintain an experienced, professional project team that is tailored to the size, complexity and scope of work of the Project. It is recognized that the composition of the team will vary in response to the particular phases and needs of the Project. However, the Proposer is obligated to provide sufficient staffing with the qualifications required to expertly manage all construction activities relating to the Project at all times.
2. By submitting a response, the Proposer agrees that no individual assigned to the Project shall be removed from the Project without the prior consent of the Owner.
3. If the Proposer wishes to reassign an individual from the team assigned to the Project to another Project, the Proposer must make a formal, written request to the Owner and must verify that the Owner has received the request not later than ten (10) working days prior to the intended date of reassignment.
4. The Owner will make the final, binding decision on a release from the Project of a member of the team not later than five (5) working days from the intended date of reassignment.
5. The above process may be waived in cases of personal emergency or extreme personal hardship or duress. The burden of proving such conditions to the Owner remains with the Proposer. In cases in which the Owner requests the removal of a member of the team for the remainder of the duration of the Project, the Proposer's

Project Manager or Principal-in-Charge will act upon such cases promptly and will, within 72 hours, propose a replacement to the Owner.

Key Personnel Experience:

The Project Manager most likely to be assigned to this project has **served as Project Manager on at least three (3) projects in the last ten years of similar or comparable scope, one of those within the past five years.** (100,000-200,000 gross square feet); stories (multi-storied); function (student housing – over 400 beds) and dollar cost (\$50-100M) or similar building system components; foundation (shallow); structural (non-combustible - steel, engineered wall panel systems, precast); exterior wall (brick/masonry); roofing system (shingle, EPDM, TPO); electrical service (277/480V); electrical distribution (switchgear); heating system (4 pipe fan coil units); air conditioning system (4 pipe fan coil units); casework (wooden); laboratory gases (oxygen, argon, carbon dioxide, acetylene); kitchen equipment (standard residential); etc. Equivalent or comparable experience may be considered, at the agency's sole discretion; however, it shall be sufficiently similar so that the agency may conclude that the proposed Project Manager is familiar with and capable of handling the project(s) described herein.

The Superintendent most likely to be assigned to this project has **served as Superintendent on at least three (3) projects in the last ten years of similar or comparable scope, one of those within the past five years.** (100,000-200,000 gross square feet); stories (multi-storied); function (student housing – over 400 beds) and dollar cost (\$50-100M) or similar building system components; foundation (shallow); structural (non-combustible - steel, engineered wall panel systems, precast); exterior wall (brick/masonry); roofing system (shingle, EPDM, TPO); electrical service (277/480V); electrical distribution (switchgear); heating system (4 pipe fan coil units); air conditioning system (4 pipe fan coil units); casework (wooden); laboratory gases (oxygen, argon, carbon dioxide, acetylene); kitchen equipment (standard residential); etc. Equivalent or comparable experience may be considered, at the agency's sole discretion; however, it shall be sufficiently similar so that the agency may conclude that the proposed Project Superintendent is familiar with and capable of handling the project(s) described herein.

The Project Manager and Superintendent most likely to be assigned to this project **have served as Project Manager and Superintendent together on at least one (1) project in the last ten years.** Equivalent or comparable experience together may be considered, at the agency's sole discretion; however, it shall be sufficiently similar so that the agency may conclude that the proposed Project Manager and Superintendent are familiar with and capable of successfully working together on the project described herein.

III. JUDGMENTS:

Any judgment(s), whether one or several, entered against the contractor for breach of contract for construction within the past ten (10) years may be grounds for denying prequalification, at the agency's sole discretion, after due consideration of the date(s), amount(s), facts and circumstances.

IV. SUBSTANTIAL NON-COMPLIANCE:

Any of the following may be grounds for denying prequalification, at the agency's sole discretion, after review and consideration of the dates, facts and circumstances.

The contractor:

- in the last three (3) years has **received a final order for failure to abate or for a willful violation** by the US OSHA or by the Virginia Department of Labor and Industry or any other government agency; or

- has **paid liquidated damages** for failure to complete a project by the contracted date on more than two (2) projects in the last five (5) years; or
- has **paid actual damages** resulting from failure to complete a project by the contacted date on more than two (2) projects in the last five (5) years; or
- has **been terminated** for cause on a contract in the last five (5) years; or
- was **more than thirty (30) days late, without good cause**, in achieving the contracted substantial completion date where there was no liquidated damage provision on more than two (2) projects in the last three (3) years; or
- has **received more than two (2) cure notices** on a single project in the past two (2) years and/or more than one (1) cure notice on five (5) separate projects in the past five (5) years; or
- has **had repeated instances** on a project of **installation and workmanship deviations which exceed the tolerances in the standards referenced** in the contract documents. Documentation of such instances shall be the written reports and records of the owner's representatives on the project; or
- has **finally completed a project** more than 90 days after achieving substantial completion on two (2) or more projects in the last three (3) years, for reasons within the contractor's control. Documented delay of delivery of material necessary to perform remaining work or seasonal conditions that bear on performing the work or operating specific equipment or building systems shall be considered in mitigation; or
- has had **Performance or Payment Bond claims paid on its behalf** in the last three (3) years.

V. CONVICTIONS:

Any of the following may be grounds for denying prequalification, at the agency's sole discretion, after review and consideration of the dates, facts and circumstances.

The contractor or any officer, director, project manager, procurement manager, chief financial officer, partner or owner of the construction company in the past ten (10) years:

- a) has **been convicted** on charges relating to **conflicts of interest**;
- b) has **been convicted** on charges relating to any **criminal activity** relating to contracting, construction, bidding, bid rigging or bribery;
- c) has **been convicted** on charges relating to **employment of illegal aliens** on construction projects.
- d) has **been convicted**: (i) under Va. Code Section 2.2-4367 et seq. (Ethics in Public Contracting); (ii) under Va. Code Section 18.2-498.1 et seq. (Va. Governmental Frauds Act); (iii) under Va. Code Section 59.1-68.6 et seq. (Conspiracy to Rig Bids); (iv) of a criminal violation of Va. Code Section 40.1-49.4 (enforcement of occupational safety and health standards); or (v) of violating any substantially similar federal law or law of another state.
- e) has been **fined or adjudicated of** having failed to abate a citation for building code violations by a court or a local building code appeals board.

VI. DEBARMENT & ENJOINMENT:

The following may be grounds for denying prequalification, at the agency's sole discretion, after review and consideration of the dates, facts and circumstances:

The contractor or any officer, director, project manager, procurement manager, chief financial officer, partner or owner of the construction company in the past ten (10) years: has been **debarred** or **enjoined** by any agency or political subdivision of the Commonwealth of Virginia, by any agency of the United States or by any agency of another state.

VII. AGENCY QUALIFICATION CRITERIA:

In addition to the information provided above, qualifications to be considered in evaluating responses include: *(Agency to state additional criteria below.)*

1. *Prior experience working within the Commonwealth of Virginia – Division of Engineering and Buildings (DEB), VA State Fire Marshal*
2. *Previous Construction Manager at Risk experience*
3. *Previous experience with prefabricated systems (structural, MEP, etc.)*
4. *Fast-track scheduling*
5. *Previous Storm Water Management experience*

The Owner may also consider other aspects of the qualifications statements as it deems appropriate in evaluating the responses.

VIII. SMALL BUSINESS PARTICIPATION:

1. Target Goal: James Madison University is committed to exceed a target goal of 50% of all discretionary spending with SWaM businesses certified by DSBSD. In addition, the selected General Contractor shall strive to work with subcontractors that help them achieve their proposed SWaM goal and establish % SWaM goals in the following categories in line with the University's SWaM plan: Woman Owned Spend – 6% minimum, Minority Owned Spend – 3% minimum, Micro Business Spend – 3 % minimum, Veteran Owned Spend – 3 % minimum.
2. At the RFQ stage, offerors will be evaluated based upon SWaM business participation and compliance on previous projects; see the JMUCO-16 for required information.
3. At the subsequent RFP stage, "short-listed" offerors will be required to submit additional SWaM business information as stipulated in the RFP. This will include a proposed SWaM business participation percentage. The SWaM business participation percentage is based upon the total of the "cost of the construction work" + the "general conditions fee" components of the Guaranteed Maximum Price (GMP) + the preconstruction services fee. This minimum SWaM business participation level does not include and is not based upon bonding costs, nor the following components of the GMP: the "insurance and taxes fee," the "CM fee," nor the "CM contingency." To be included, the firm must be certified by the Virginia Department of Small Business and Supplier Diversity (DSBSD) as a "SWaM business."
4. Large businesses are encouraged to mentor, partner with, and seek opportunities with SWaM businesses. These opportunities include the subcontracting of both traditional trades (i.e.: mechanical, electrical, plumbing) and management/consulting services (i.e.: project management, site supervision, estimating, scheduling, value engineering, etc.)

5. In an effort to involve SWaM businesses, the CM/GC and the Subcontractors are to undertake the following actions during pre-construction and construction with regard to the procurement of materials and services on the Project:
 - The work to be performed by subcontractors to the CM/GC will be procured by publicly advertised competitive sealed bidding to the maximum extent practicable. At a minimum, this includes the requirement for the CM/GC to post invitation for bid notices in appropriate newspapers; CM/GCs will provide a recommendation regarding which newspapers to advertise in.
 - The CM/GC is required to complete an outreach program; program shall include establishing, scheduling and actively promoting the Project SWaM business participation at meetings, fairs and other events designed to raise awareness of the Project's desires for securing SWaM business participation. At such meetings, fairs, etc., the CM/GC shall provide adequate representation to provide explanations and instructions to those in attendance regarding the processes to follow for SWaM business participation on the Project.
 - When economically and managerially feasible, divide the overall work of the Project into small tasks or quantities to permit increased participation of SWaM businesses.
 - Where the requirements of the work permit, establish work schedules to encourage the participation of SWaM businesses.
 - The CM/GC shall take reasonable steps to subcontract with small business, women-owned and minority owned business should any additional subcontracting opportunities arise during the course of the Project.
6. During project execution, the CM/GC must demonstrate compliance with the SWaM business participation levels proposed by the CM/GC and accepted by the offeror at the RFP stage. Demonstration of compliance may include the following information; however, the offeror may specify other methods of demonstrating compliance for review and acceptance by the Owner:
 - Providing documentation that verifies that organizations are qualified to represent themselves as DSBSD-registered SWaM business organizations.
 - At a minimum, provide a monthly summary of SWaM business subcontracts awarded in the prior month and cumulatively to date on the Project, showing small business, small women-owned and small minority-owned business amounts separately (by firm name). Report shall include the percentage (expressed in terms of dollar value) of subcontracts awarded to SWaM business organizations as a percentage of the total requirement as defined above showing small business, women-owned and minority-owned business amounts separately.