



Request for Proposals

P22-BLDG-02: Design-Build Warehouse
Construction

Phase I Proposals Due:

Friday, December 16, 2022 @ 10:00am local time

America's Central Port®

November 18, 2022

GENERAL

1.01 Project Background

America's Central Port ("Port") is a municipal corporation of the State of Illinois created in 1959 in order to promote economic development and transportation in southwestern Illinois. The Port manages a 1,200-acre industrial park in the cities of Granite City and Madison, Madison County, Illinois.

The Port is tax exempt but does not receive any property, sales or other tax revenues. Its income is generated primarily from its leases and throughput fees on barge/railcar traffic. The Port's industrial park features 2.1 million square feet of warehousing and manufacturing space, which is currently 99% occupied. In order to accommodate the needs of current and future tenants, the Port intends to develop additional manufacturing and distribution facilities, including the warehouse proposed in this RFP. The Port's immediate development focus is to construct concrete tilt-up warehouses on sites on W. 4th St. and W. 7th St. in Madison, IL, which are 7.5 acres, 9 acres, and 16.4 acres in area.

1.02 Project and Selection Overview:

The Port is seeking proposals in order to 1) select a shortlist of design-build Teams for the design and construction of one or more new warehouses in the Port's industrial park, and 2) to select a top-ranked Team for the construction of a 120,000 sq. ft. concrete tilt-up, rail-served warehouse on a 9-acre parcel located at the NW corner of W. 4th St. and E Street in Madison, IL.

Accordingly, the Port will follow a two-phase selection process:

- Phase I will evaluate and shortlist design-build Teams based on qualifications to be used for design-build opportunities in 2023-2024, and
- Phase II will evaluate proposals to select a top-ranked Team for the first warehouse construction project proposed in 2023.

PHASE I SELECTION – REQUEST FOR QUALIFICATIONS

2.01 Phase I Overview

The Port will make a qualifications-based selection for this phase. The Port review team will utilize a numerical evaluation process to rank the proposals received. A minimum of two (2) and a maximum of six (6) teams which rank the highest will be selected to be on a shortlist for the design and construction of one or more new warehouses at the Port in 2023-2024.

2.02 Deliverables

Teams shall provide, at a minimum, the following with their Proposal:

- a. **Team Overview:** Summary of the proposed Team, including a summary of projects completed with the same Team members and a description the Team's design-build process. For each Firm on the Team, Proposals must include:
 - i. Firm History
 - ii. Officers / Key Personnel
 - iii. Financial Capability
- b. **Personnel:** Summary of how the Team is structured and how authority/responsibilities will be divided.
 - i. Organizational Chart
 - ii. Resumes of all Proposed Team Members
- c. **Past Project Examples:** Overview of at least five (5) past projects of similar size and scope.

- i. Total construction cost
- ii. Project timeline
- iii. Team Members involved
- iv. Reference Contact Information

2.03 Selection Process

Each Phase I Proposal will be assessed on the following:

- a. Team Structure, Capability, and Approach 30% Weight
- b. Experience and Expertise of Personnel 30% Weight
- c. Past Project Performance 40% Weight

2.04 Selection Schedule

Phase I Proposals Due Friday, December 16, 2022 at 10am
Notification of Shortlist Wednesday, December 21, 2022

PHASE II SELECTION – REQUEST FOR PROPOSALS

3.01 Phase II Overview

Teams shall provide technical and cost proposals for the construction of a 120,000 sq. ft. rail-served warehouse on a 9-acre parcel located at the NW corner of W. 4th St. and E Street in Madison, IL. Additional details will be provided to shortlisted Teams in December; however, preliminary facility information is provided below:

General Facility Information:

- 120,000 sq. ft. warehouse with 2,400 sq. ft. office
- Storage: building materials (non-hazardous)
- Minimum clear height and column spacing: TBD
- Full time employees: 30-45
- Construction type: concrete tilt-up
- Site paving: concrete
- Features: natural light

Warehouse Information:

- Breakroom: 15x20
- Restrooms and male/female lockers (6 ea.)
- Warehouse storage method: racks
- Fire suppression: Tyco valve dry-pipe

Office Information:

- Offices: 16
- Conference rooms: 2 (seating 20)
- Break room, kitchen, restrooms
- Features: driver check-in

Transportation:

- 4 covered rail spots (along existing rail spur) with 16' high doors
- 2 drive-in truck doors
- 4 truck docks
- Other features: 6 customer pick-up spaces, 10 truck/trailer parking spaces with block heaters and electrical hook-ups, truck staging area for 6-10 trucks

3.02 Deliverables

Additional details will be provided to the shortlisted Teams in December; however, at minimum, proposals will require the following information:

- a. **Proposed Work Plan:** Summary of how the design-build Team will approach the project to complete all tasks necessary within any deadlines that may exist. Any updates or changes to Personnel from Phase I proposals, including current availability of all personnel dedicated to the project.
- b. **Conceptual Design:** Preliminary site plan
- c. **Project Costs:** Preliminary construction cost estimate and fee proposal, including a breakdown of:
 - i. Construction fee,
 - ii. General conditions,
 - iii. Engineering and Architectural fee.
- d. **Timeline for Completion:** Preliminary schedule.

3.03 Selection Process

Each Phase II Proposal will be assessed on the following:

- | | |
|---|------------|
| a. Compliance with the Objectives of the Project..... | 30% Weight |
| b. Design Concepts and Innovation..... | 15% Weight |
| c. Project Costs..... | 40% Weight |
| d. Timeline for Completion..... | 15% Weight |

Each team will then be invited to make a presentation to the review team. Based on the interviews, the review team will then rank the proposals in order of the most desirable fit.

3.04 Selection Schedule

Phase II Proposals Due.....	Friday, January 27, 2023 at 10am
Team Interviews.....	Monday, January 30 – Tuesday, February 7, 2023
Board Approval.....	Monday, February 13, 2023*

* February 13, 2023, is Lincoln's Birthday, a state holiday. The board meeting will be rescheduled at the January 10, 2023 board meeting, and teams will be notified of the revised Board Approval date.

POINT-OF-CONTACT

All proposals are to be submitted electronically in PDF format to: engineering@americascentralport.com

Any questions can be addressed via email to:

Ben McCall
bmccall@americascentralport.com

(End of Summary of Work)