

Request for Qualifications | Construction Manager:

# 1265 Purchase St | New Bedford, MA

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**Issued: 3.06.23**  
**Due Date: 3.21.23**



### **Client Overview**

New Bedford Research & Robotics (“NBRR”) is an inclusive innovation, education, and entrepreneurship laboratory focused on creativity and technology as inter-systemic bridges that bring people and organizations together to benefit society. NBRR is an ecosystem that opens access to technology and lowers barriers between social, educational, and economic structures.

NBRR is a federal 501c3 non-profit organization.

New Bedford Research & Robotics is built upon the model successfully developed in New York to integrate social impact and entrepreneurship through creative application of frontier technologies such as industrial robotics, virtual reality, CNC technologies and other digital manufacturing hardware and software. The programmatic ecosystem around these technologies engages several societal and economic layers including industry research and development activities, small business incubation, university research, community programs (artists in residency, lecture series) and STEAM educational programs.

New Bedford Research & Robotics takes the integrative model developed from its predecessor and tailors it to the opportunities presented in New Bedford as a historically significant postindustrial city with a long heritage of social and technological innovations reaching back to the 1800’s.

NBRR’s primary goals are to enhance the development of untapped entrepreneurial capacity and investment, through a technology-focused equitable innovation ecosystem that benefits the city of New Bedford and its diverse communities, and drives commercial capabilities and workforce capacity for future jobs.

### **Project Overview**

An affiliate of the New Bedford Research & Robotics Center has recently purchased a former glass manufacturing facility located at [1265 Purchase Street](#) in New Bedford, MA. The 1.16-acre site includes roughly 30,000 square feet of former buildings and related parking – now dormant and vacant. See below image for general overview of existing buildings:



In advance of purchase, a comprehensive Due Diligence process included a structural survey and report, environmental Phase 1 (without need for Phase 2), hazmat survey, MEP analysis and conceptual architectural work (programming, code analysis, etc.).

The proposed use is a phased development. Phase One is the subject of this solicitation and includes offices, conference areas and light industrial use (robotics workshop, woodshop, etc.).

### **Role & Scope Overview**

NBRR is now looking to add a Construction Manager (“CM”) to the existing professional team. The scope of Phase One is roughly defined but requires refinement based on actual, market pricing.

Based on completed concept planning, an assessment of physical conditions (including structural, envelope, MEP, survey) and the necessary program to allow NBRR to occupy and launch, the Phase One program includes, but is not limited to:

- Demolition
- Waterproofing/envelope work
- Roof
- Fire alarm upgrades
- Fire suppression upgrades
- HVAC upgrades and install
- Plumbing upgrades
- Electrical upgrades
- Vertical circulation
- Masonry work
- Grading and paving
- New glazing/storefront and entrance incl. overhead doors
- Interior fit-out
- Flooring install
- Painting
- Other

The order of magnitude scale of construction costs is expected to be roughly \$2.5M.

One of the initial tasks of the selected Construction Manager will be to help shape work packages and prioritize tasks to allow Phase One to be completed with available funds.

As the work packages/scope is finalized, the selected CM will enter into a GMP (most likely via AIA133 and AIA201) contract to complete the work.

### **Existing Team**

[Click on links to access team websites, as available]

- Architect: [Union](#)
- Civil Engineering: [Horsley Witten](#)
- Environmental Engineering/Hazardous Materials: [Sage Environmental](#)
- Mechanical, Electrical & Plumbing Engineers: Kjelgaard Engineering
- Development / Financing Consultant: [Peregrine Group, LLC](#)

### **Schedule (Approximate and Subject to Change)**

- Select CM ..... March 2023
- Define Final Scope/Packages.....April 2023
- Design/Specifications.....May/June 2023
- Permitting.....June 2023
- Construction/Improvements.....June - Dec 2023

### **Required Elements of the Response:**

If interested, we are requesting the following items – to be submitted separately:

#### **(1) QUALIFICATIONS**

Provide a simple qualification package from your firm; Key areas of focus for the selection include:

- Experience with existing, aged buildings
- Experience with phased projects
- Experience with industrial/manufacturing and office
- Experience in the region; Southcoast/New Bedford
- Bandwidth and availability of your team in the Spring through Fall 2023

#### **(2) PRICING**

Provide project pricing, as follows:

- Detailed General Conditions (monthly)
- Detailed General Requirements (monthly)
- Fixed Fee based on project costs (%)
- Fee and General Conditions/General Requirements on Change Orders
- Please include Builders Risk as a separate line item

**Please submit the (1) QUALIFICATIONS and (2) PRICING in separate, sealed envelopes, labeled accordingly.**

**Selection Criteria**

The selection will be made based upon the following criteria:

<b>QUALIFICATIONS</b>	
Experience with existing, aged buildings	20%
Experience with phased projects	20%
Experience with industrial/manufacturing and office	20%
Experience in the region; Southcoast/New Bedford	10%
Demonstration of Problem Solving	10%
Bandwidth and availability of your team in the Spring-Fall 2023	10%
<b>PRICING</b>	
	10%

**Questions**

Please submit questions **in writing via email** to Eric Busch [EBusch@PeregrineGRP.com](mailto:EBusch@PeregrineGRP.com) no later than **Friday, March 10<sup>th</sup>, 2023, at 5:00PM (ET)**.

**Submission Deadline:**

Submit/mail response **by Tuesday, March 21<sup>st</sup>, 2023, at 5:00PM (ET)**. Any proposal submitted after this time may be deemed incomplete and rejected.

One (1) hard copy must be mailed to:

**NBRR - re. CM Solicitation  
1265 Purchase Street  
New Bedford, MA. 02740**

**Please submit the (1) QUALIFICATIONS and (2) PRICING in separate, sealed envelopes, labeled accordingly.**