



Request for Qualifications for Design/Build Services

Project Site: The Lourie Center, 1650 Park Circle, Columbia, SC 29201

Project Description and Scope:

Senior Resources is a private non-profit with a 56-year history of providing services that keep seniors independent in their home has recently acquired The Lourie Center at 1650 Park Circle, a multipurpose senior center constructed in 1995. Senior Resources seeks to update and rehabilitate the property to address deferred maintenance, renovation of certain areas, and cosmetic upgrades in a multi-phase approach to minimize impact in facility use during renovations.

Senior Resources is pursuing a qualifications based selection process to secure the services of an experienced design-build firm to renovate an existing space.

The design-builder's scope of work will include:

1. Pre-construction project planning including assistance in the preparation of a schedule, preliminary cost estimate and value engineering measures.
2. Preparing any necessary site, architectural, structural, mechanical, plumbing or electrical design plans to carry out the renovation.
3. Obtaining all required permits to complete the project, and ensuring that all work is conducted by individuals or companies that are properly licensed, if required.
4. Development and refinement of cost estimates and project schedules.
5. Construction administration and observation including at least weekly site observations and updates to Senior Resources' project manager.
6. Providing post-renovation as-built documents to the owner.

Background Information:

On August 1, 2023, Senior Resources became the owner of the building at 1650 Park Circle known as The Lourie Center, through a consolidation where building operated as an independent non-profit. The building is owned by Senior Resources

on a 100-year land lease from the City of Columbia on a parcel of land within Maxcy Gregg Park. The building operates as a multi-purpose senior center with fitness classes, gym equipment, lifelong learning, and programs for art and culture, as well as a community hub for older adults. The building is occasionally rented to the community for external events.

The building is in excellent condition, but the property was operated by an organization with limited funds, and therefore it has certain deferred maintenance needs and updates to refresh the building.

With the renovation of this space, Senior Resources seeks to modernize the senior center that is functional, safe, and efficient for the public, specifically older adults, as well as for staff and volunteers. The renovated space will allow the center's usage to grow as needs increase. Senior Resources expects to work with the design/builder on this project to maximize efficiency, overall quality, and cost savings. Because the center is a vital part of the lives of those who use it and the limited funds readily available for the total project to date, it is important that a phased approach be used for the renovations.

The specific needs of the related to this renovation are:

1. Address punch list of remaining deferred maintenance identified in a property inspection.
2. Renovate entryway, reception, hallway and commons areas.
3. Increase building security measures.
4. Update exterior and interior signage
5. Update interior lighting.
6. Repair/replace exterior lighting.
7. Repair/replace windows and doors.
8. Repair/replace exterior trim, soffits, flashing, and gutters.
9. Refreshing the finish of all walls, floors, and ceilings.
10. Update audio/visual capabilities, including digital displays inside the building.
11. Restore outdoor meditation garden/classroom.
12. Restoration of the commercial kitchen.
13. Upgrade energy efficiency of the building.
14. Update furnishings and equipment in multipurpose rooms.
15. Repair and enhance outdoor walking track/sidewalk/driveway.
16. Refresh exterior appearance.
17. Creation of an outdoor classroom at rear of building.
18. Digital signage visible on Blossom Street.

Anticipated Project Budget:

Senior Resources anticipates an approximate construction budget of \$250,000 for completion of Phase One of the project including all costs and fees. Subsequent phases of the project and timelines are contingent on needs not met in Phase One but is anticipated to be completed within 3 years of the completion of Phase One.

Anticipated Project Schedule:

Senior Resources reserves the right to make adjustments to this schedule as necessary.

Anticipated Project Schedule	Date
Issue/Advertise RFQ	September 15, 2023
Pre-submittal conference and site visit (optional)	October 6, 2023, 1:00pm
Deadline for submission of Statement of Qualifications	October 18, 2023
Owner completes qualification evaluations, and schedules interviews if required.	October 25, 2023
Complete interviews if required.	November 3, 2023
Notify selected design-build firm, begin contract negotiations.	November, 10, 2023

Design/build Team Submission:

Submissions should be prepared simply and economically, providing a straightforward and concise description of the team's qualification and capabilities to carry out the project. Submissions should not be longer than ten pages. The submission should include:

1. Introduction to the design/build team.
2. Design/build team experience and qualifications, including other similar projects and/or prior projects with other non-profits.
3. A concept of how the project would be designed, budgeted, organized, and completed.
4. An estimated schedule for project completion.
5. Statement of why the design-build team should be selected.
6. References. Two references for similar projects or for non-profits completed within the last three years should be submitted.

7. Any other information that the design/build team would like considered in the review of its qualifications.

Submissions will be received electronically by emailing Andrew Boozer, Executive Director, at aboozer@seniorresourcesinc.org by

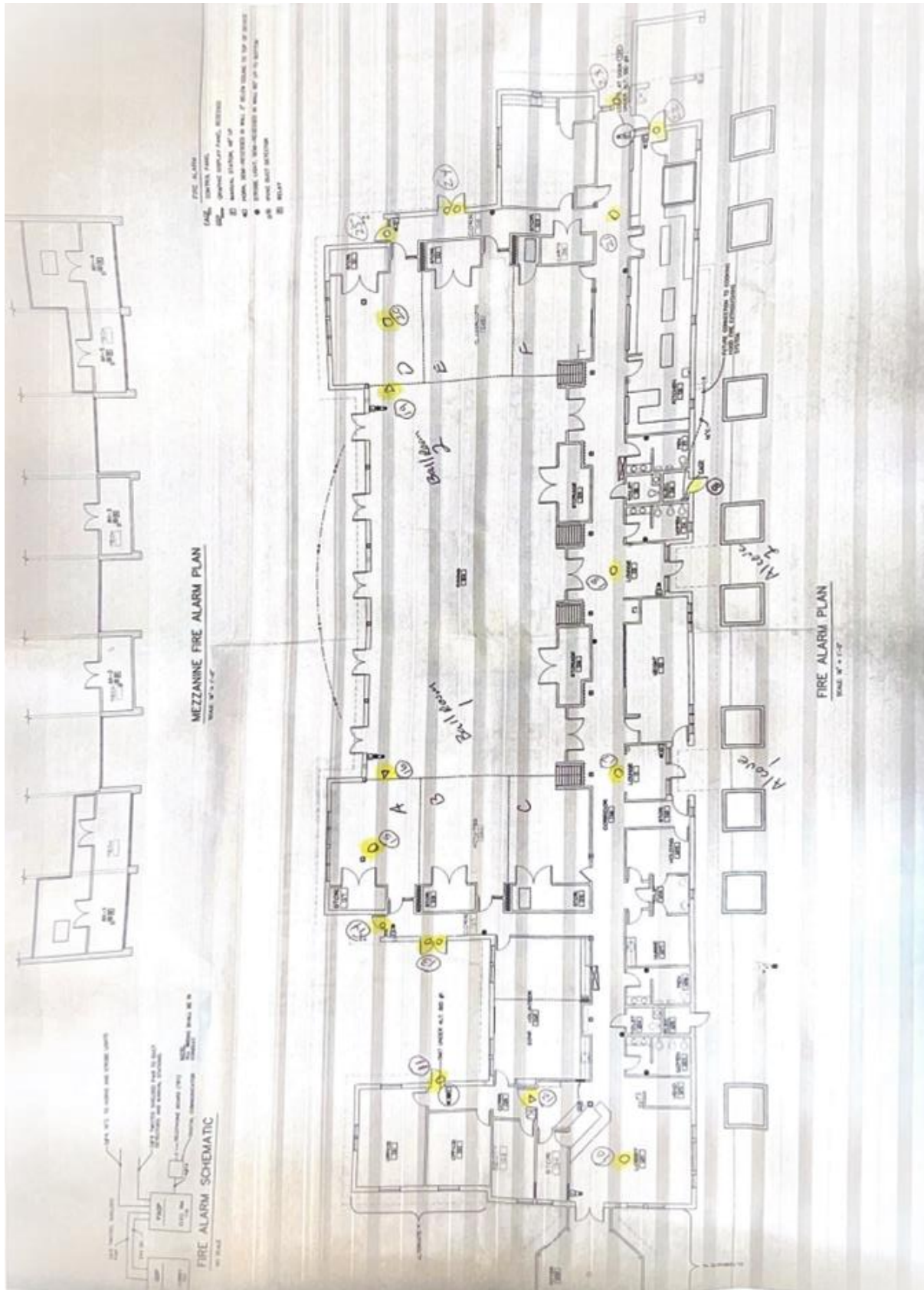
Design-builder Evaluation/Selection Criteria and Scoring:

Each design/build team will be evaluated on their submission through a qualification review process and scoring criteria noted below:

1. Design/Build team experience and qualifications, including other similar projects and/or prior projects with other non-profits – 25 points
2. Project understanding and approach – 35 points
3. Innovations in design, implementation and cost saving measures, including in-kind donations of services and materials – 20 points
4. Deliverable quality and project schedule – 10 points
5. Statement of qualifications quality and responsiveness – 5 points
6. Statement of why the design-build team should be selected – 5 points

Follow-up Interviews: The three most highly qualified firms/teams based upon the criteria above may be asked to interview with an evaluation team made up of Senior Resources staff, volunteers, and/or Board members to help determine final ranking before a final selection is made.

Attachment A: Floorplan



Attachment B: Building Inspection Punch List Examples

PUNCH LIST REPAIRS EXAMPLES	
Category	Description
CEILING	Ceiling loose from framing
CEILING	Ceiling tile missing/damaged (multiple)
ELECTRICAL	GFI outlet malfunctioning (multiple)
ELECTRICAL	Exhaust fan malfunctioning
ELECTRICAL	Walk-in Cooler not operational
ELECTRICAL	Floor outlet cover broken
ELECTRICAL	Emergency lighting inoperable (multiple)
ELECTRICAL	Loose outlets (multiple)
ELECTRICAL	Emergency lighting inoperable
ELECTRICAL	Light missing cover
ELECTRICAL	Icemaker inoperable
ELECTRICAL	Exterior Lights damaged/loose (multiple)
EXTERIOR	Vinyl cladding damage on right side
EXTERIOR	Damaged Soffit
EXTERIOR	Gutters leak at joints (multiple)
EXTERIOR	Gutters need cleaning
FLOORING	Damaged flooring
INTERIOR	Loose hinges on cabinetry
INTERIOR	Room Divider end piece damaged
INTERIOR	Door closer disconnected
INTERIOR	Loose door lock
INTERIOR	Drywall damage in storage closet
INTERIOR	Loose cover base trim
INTERIOR	Door closer leaking oil
INTERIOR	Door handle damaged
INTERIOR	Windows/Doors have lost thermoseal (multiple)
WINDOWS/DOORS	Window framing rot
WINDOWS/DOORS	Damaged window pane (multiple)
WINDOWS/DOORS	Door drags on floor, loose glass