

**BP#2 - Request for Proposal  
Design Assist – Curtainwall + SCRIM  
UofL HSC New Building  
9/26/25**

## **1. INTRODUCTION**

It is important to note that the scope and timing of the project as outlined in this RFP is a milestone interpretation and it will be important for this contractor to fill in the intermediate milestones in order to achieve the project timeline and deliverables.

The project team consists of the following members:

- Owner: University of Louisville
- CM-GC: Messer
- Architects: Champlin-EOP (Principal) + Perkins & Will (Partner)
- MEP Engineer: CMTA
- Structural Engineer: KPFF Engineering

## **2. PROJECT OVERVIEW**

This project is currently in the design development phase. The new building is proposed to be a 6-story concrete and steel framed building with approximately 253,000 square feet. This building will accommodate UofL's Schools of Medicine, Dentistry, Nursing and Public Health. The new building currently includes the following major program elements:

- Simulation and Skills Labs
- Public and Social Spaces
- Classrooms
- Research
- Offices and Workspaces
- Building Support

At this time Messer requests written proposals to secure Curtainwall/SCRIM design assist and trade contractor services for the project. The intent of this RFP is to engage the Curtainwall/SCRIM contractor on a Guaranteed Maximum Price (GMP) basis, to assist in the preparation of construction documents, delegated design Curtainwall and SCRIM documents, schedules, and planning. Furthermore, this contractor will provide accurate, real time budget updates of design concepts and considerations, constructability reviews, and identification and design integration of prefabrication concepts.

## **3. RFP RESPONSE REQUIREMENTS**

Each Contractor may submit any information that they deem pertinent to their selection; however, information will need to be submitted in the following format: any additional items that you deem pertinent should be included in an additional section at the end of your proposal. Responses should be limited to 15 pages maximum (not including proposed team member resumes or target budgets). Each submission must specifically address the following:

**a. Safety**

We believe no job, task or schedule is more important than the health and safety of people on or near our jobsites. We are responsible for and take action to ensure our own safety and the safety of those around us. We will return every person home to their families' safely each day.

We are looking for safe contractors who are proactive about safety.

Please include in your proposal your Workers Compensation experience modifier (EMR), Total Recordable Incident Rate (TRIR), OSHA 300A log summary, and OSHA citations. Provide data for the past five years.

**b. Construction Phasing/Scheduling & DA Scheduling**

Using the outline milestone schedule provided articulate your firms approach to achieve these key dates and deliverables.

**c. Cost Management**

One of the main roles that the trade partners will have on the project is cost management. The expectation is that this partner utilizes their expertise to influence the design to reduce cost and add value to the owner. Accurately forecasting these changes as part of the design process as scope is being added and removed is critical of the success of the project. Conversely, being able to manage and forecast cost during construction is also equally important. Each contractor shall provide their plan for managing cost during the design and construction phases of the project.

It will be necessary to provide estimates from design development documents through construction documents. It is anticipated that a minimum of three complete estimates are performed as a part of this process. Please outline the ability of your firm to work within the project framework and provide complete project estimates for your scope of work without completed design documents. These estimates will be reconciled with Messer. Full breakdown of project estimate into areas by Master Format tabs as defined by Messer. This shall include but not limited to, man-hours, material costs, equipment costs, any contingencies, any allowances, etc. This shall be printed directly from your take-off software to allow Messer Construction to reconcile the Messer budgets with your bid. Include copies of purchase orders for all major equipment.

**d. Target price proposal**

The target price proposal will be evaluated on its detail and completeness. As well as total overall cost. The target cost should be based on Appendix A: Schematic Design Set. Appendix C: Target Cost Breakdown shall be the cover page of your target price proposal. Please note that the target price will be the starting point for the GMP budget of each Contractor and will be part of the Design Assist contract.

**e. Project specific staffing plan**

Provide an organizational chart of key managers and lead people including pre-construction manager, construction project manager, engineering manager, field superintendent, foremen, etc. Chart should include pre-construction and construction periods. Resumes for the individuals shall include the tenure with this company. Explain how you will create a seamless transition from pre-construction to

construction and communicate project goals and priorities to Messer. Guaranteeing of manpower and resources during both the pre-construction and construction phases is a project requirement.

The field superintendent shall be permanently assigned full-time onsite to this project through completion of construction and commissioning and shall not be reassigned or removed from the project without required written permission from Messer.

#### **4. SCOPE OF WORK**

It is anticipated that the selected firm will work in partnership with the Design Team, Messer, and UofL to provide guidance to the team during design and work through construction of this project within the schedule and cost constraints. The contractor will be reimbursed for costs attributable to the project along with a profit to be applied to the cost of the work. This will be an “open book” arrangement where invoices, time sheets and other back up as appropriate will be included in each monthly billing and at the conclusion of the project. The successful contractor will be allowed to self-perform work that it normally performs as part of this Guaranteed Maximum Price (GMP). All other work under this contract will be bid to prequalified vendors and subcontractors by the Curtainwall/SCRIM contractor. Messer will be part of prequalification process for subcontractors. Bids will be shared with Messer for their review prior to awarding subcontracts. All material, equipment, labor subcontracts and/or purchase orders over \$40,000 must have three bids and must be approved by Messer in writing. All material purchases over \$10,000 will be part of the Owner Supplied Materials Program. This will allow UofL to recognize savings associated with sales tax by issuing direct PO's to the suppliers/vendors.

##### **Nature of Agreement**

The agreement will consist of three (5) primary cost components: Pre-construction Design Assist Services GMP, GMP 1 – Curtainwall, GMP – 2 SCRIM, GMP – 3 All Glass Walls, GMP – 4 other exterior glass and glazing systems.

This bid package will not be considered “T&M” work. The selected contractor, Messer construction and UofL will agree to a contract based on the Design Documents and the contractor will be subject to that value, once said documents are available for pricing. Should the contractor and Messer Construction not be able to agree on a contract value, Messer Construction reserves the right to cancel this agreement and bid the project to the market. Any material previously purchased will be paid for plus any fee previously agreed upon.

Messer reserves the right to a full accounting and audit of actual costs expended on behalf of the project.

The target cost is the sum of the pre-construction costs, all labor, material, equipment, subcontractors, rental, overhead, and profit based on the SD documents that are attached to this RFP.

The construction GMP is the sum of all labor, material, equipment, subcontractors, rental, overhead, and profit based on the Construction Document Packages for the different phases of the project as outlined by the schedule in Appendix B: Project Schedule.

Equipment is the capital equipment that will be incorporated into the building, not the rental equipment such as lifts etc.

The project is tax exempt for Owner direct purchased items in excess of \$ 10,000.

The project does not require prevailing wages.

### **Overhead**

Define overhead and what positions are included in overhead and what positions will be billed hourly as part of the Cost of Work. Provide the overhead mark-up percentage applied to hourly rates, subcontractors and materials for this project.

### **Profit**

Define the profit mark-up percentage that is applied to hourly rates, material, equipment and subcontractors for this project.

### **Hourly Bill Rates**

Provide hourly rates for personnel assigned to the project. Provide detailed burden applied to hourly rates.

### **Services Requested**

#### **a. Pre-Construction**

As a member of the project team, the DA Contractor's pre-construction scope of services will include but not be limited to:

- i. SD Target Cost Budget & V/E (As part of the RFP)
- ii. DA During Design Development Phase
  1. Track scope changes against target cost.
  2. Provide cost options (both engineering alternatives and means & methods alternatives).
  3. Provide loads imposed on the structure to the EOR to ensure structure is prepared correctly for attachment.
  4. Constructability review.
  5. Provide typical details for the architect for incorporation in the DD's.
  6. Provide input for prefabrication opportunities.
  7. Identify maintenance considerations.
  8. Value analysis.
  9. Provide initial phasing and schedule data including long-lead items
  10. Identify long lead time and design critical systems.
  11. Verify target cost & establish Estimated Maximum Price (EMP) at DD.
- iii. Construction Documents Phase
  1. Constructability review.
  2. Finalize phasing and schedule including long-lead items.
  3. Ensure the model, drawings and specifications include sufficient and unambiguous information for completion of work.
  4. Provide structural coordination and conflict resolution.
  5. Provide Delegated Design of the SCRIM, curtainwall & storefront systems.
  6. Develop implementation information to traditional shop drawing and submittal level of detail.
  7. Solicit, contract, and produce shop drawings for long lead time systems and materials.
  8. Verify target cost & establish Estimated Maximum Price (EMP) at 50% CD & 90% CD.
  9. Deliver a Mockup for owner approval prior to 100% CD.
  10. Finalize GMP cost at 100% CD.

**b. Target Cost / Construction GMP**

The contractor will be responsible for providing a Target Cost that will be used as the basis for cost tracking on the project during the design phase. As the design progresses each contractor should track the changes against the Target Cost. The Target Cost will be converted into the Cost of Work GMP at the end of the design phase.

**c. Construction Phase Services**

During the construction phase each Contractor's role becomes the implementation of the design in the most efficient and safe manner for all involved at the highest level of quality. This includes but is not limited to:

1. Construction Scope
  - Unitized curtainwall, stick built punched openings, two story all glass wall, exterior storefront and doors. The intention is for this contractor to provide all "exterior" glazing systems. Excluded is metal panels (optional integration of "c" channel upper and lower parapet into unitized system. Contractor should articulate if this is part of their plan or not)
2. Provide complete operations team to plan, support, and implement construction activities including direct work crews and all required subcontractors and suppliers to complete scope of work. Coordinate with other disciplines accordingly to maximize project results.
3. Track and maintain project costs during the construction phase. Provide monthly cost updates to Messer including original budget, current budget, committed cost, incurred cost, forecasted cost to complete and cost variance. The budgets should be broken down by labor hours, labor cost, material costs, equipment costs, sub costs, and rental costs.
4. Mock Up's
  - On site for visual approval of glass, glazing, scrim, and parapet. Colors, Materials and Constructability will be evaluated.
  - On or Off-Site for verification of ASTM E783 for air and ASTM E1105 for water penetration.
5. Implement a quality control plan to ensure all work is completed in a quality manner.
6. Implement a safety plan to ensure crews complete all work as planned and agreed upon.
7. Assist in the commissioning process. Provide support to validate that designed and constructed systems perform as intended to meet project objectives.
8. All permit costs should be included.
9. General Conditions such as safety, office supplies, blueprints, project signage, photos, temporary field offices, phone, two-way radios, first aid supplies, vehicle expense, security, applicable taxes, etc. shall be included.
10. Warranty management during the warranty phase.

**d. Exclusions**

The following scopes are to be excluded from the RFP response:

1. Tower Crane Hoisting (All other Hoisting by this contractor)
  - a. If tower crane is to be utilized the number of months shall be identified in the contractors RFP response.
2. Metal Panels (See scope 1. above)

**e. Compensation**

- i. Successful contractors shall defer compensation for Preconstruction services until the project GMP is agreed upon in June of 2026. If GMP cannot be agreed upon this contractor's Pre-Construction services will be reimbursed in July of 2026.

- ii. Compensation for Construction Phase services shall be according to standard Messer subcontract terms and conditions.

## **5. SELECTION PROCESS**

- a. September 26<sup>th</sup>, 2025 - Issue RFP
- b. October 24<sup>th</sup>, 2025 at 1:00 p.m.- RFP responses due to Messer
- c. October 27<sup>th</sup> – 31<sup>st</sup>, 2025 - Review and potential interview time frame
- d. October 31<sup>st</sup>, 2025 - Select firms based on RFP response and potential interview

## **6. SELECTION CRITERIA**

- a. The scorecard used for evaluations of the responses is attached in Appendix D: Evaluation Matrix

## **7. INTERVIEW FORMAT**

Contractors may be asked to participate in a 60-minute interview for a review of the response as well as questions and answers. Please be prepared to elaborate on any of the following items:

- a. Key members of your team and time commitment to the project.
- b. Design Assist Schedule
- c. Participation in Lean Scheduling.
- d. Prefabrication and innovation for the project.
  - i. SCRIM, All Glass Wall, Unitized Curtainwall
- e. Cost control and opinion of cost for this project.

## **8. RECEIPT OF RESPONSES**

Please submit electronic copy of your response to:

Jason Larkin  
Senior Project Executive  
[jlarkin@messer.com](mailto:jlarkin@messer.com)  
502-377-1087

## **9. REFERENCE DOCUMENTS**

- a. Appendix A: SD Document Set + Renderings
- b. Appendix B: Project Schedule
- c. Appendix C: Target Cost Breakdown
- d. Appendix D: Evaluation Matrix