

## **CONSTRUCTION PROJECT MANAGEMENT SERVICES**

The Mwituni Town is soliciting competitive sealed proposals (offers) to furnish Construction Project Management Services for multiple diverse construction projects. The Town intends to award multiple contracts to qualified organizations based upon expertise, qualifications, and costs.

The Mwituni Town has a number of diverse construction projects scheduled for the next few years. The Town has insufficient resources to effectively manage the projects and requires assistance from experts to ensure successful, timely, and cost-effective completion of these projects. The current anticipated projects range from the aquatic centre and swimming pool renovations, parking lot reconstruction, Town Hall renovations, construction of a TV studio, parks and recreational fields renovations, sidewalks, and water/wastewater/stormwater systems constructions. The Town primarily uses the design-bid-build process to contract with a Construction Team to construct the Town's projects. The Town has used design-build and job order contracting for a few projects.

However, it has to be noted that a Contractor awarded Construction Management Task Order under the basic contract cannot be awarded a design contract for the same construction project. A Contractor awarded any Town design contract cannot be awarded Construction Management Task Order under the basic contract for the same construction project. For certain types of projects, the Contractor and any subcontractors' personnel may be required to submit to a security screening which may include financial and criminal background checks. A person on a watch list, or, with a conviction of certain crimes may be precluded from accessing the site(s) or working on the project.

Moreover, considering that all projects are subject to appropriation and funding constraints, and, that the Town has limited resources, some currently anticipated projects may be temporarily or permanently postponed by the Town.

The minimum contractor requirements to be considered for the award, a contractor shall meet or exceed each of the following minimum requirements, and failure to meet a requirement will result in the disqualification of the proposal i.e the proposal will not be considered for award. The stipulated criteria must demonstrate the organization's and/or key personnel's qualifications and successful experience in providing similar Construction Project Management services to a public agency in the Town country for each specialty or general area(s) for which the

organization wants to be considered. In addition, the organization must be properly registered to conduct business in the Town country.

The proposal needs to be evaluated based on the Public Procurement Act (PPA) of 2011 and its Regulations of 2013, as amended in 2016 and appropriate Standard Bidding Documents.

The required scope of work and the qualifications, expertise, and experience required for construction project management services should be properly stipulated.

The Procurement Officer may invite the top-ranked Proposer(s) for negotiations. The Town reserves the right to negotiate any and all elements, except for legal requirements, of any proposal received including price, schedule, work plan, and resources.

For the purposes of this RFP, the term “dispute” means a disagreement between the Contractor and the Town over the mean or interpretation of one or more sections of the contract. The term “claim” means a demand by the Contractor against the Town for financial consideration generally arising from disputes and any such change causes an increase or decrease in the cost of performance of any part of the work under the contract, whether or not changed by the order or otherwise affects any other terms and conditions of the contract, the Town’s Purchasing Manager shall make an equitable adjustment in the rates and charges of the Contractor and other affected terms and shall modify the contract accordingly.