

**REQUEST FOR QUALIFICATIONS FOR  
CONSTRUCTION MANAGER-AT-RISK SERVICES (“RFQ”)**

**A) Project Description**

1. Wright State University (“WSU”) is requesting interested firms submit proposals to provide pre-construction and construction services as Construction Manager at Risk for the following project:

**NEUROSCIENCE ENGINEERING COLLABORATION (“NEC”) BUILDING**

Project Number: WSU120023

Construction Budget: \$27,200,000.00

Total Project Budget: \$37,000,000.00

EDGE Participation Goal: 5%

Anticipated Construction Schedule: March 2013 – April 2015

Occupancy: June 2015

Architect/Engineer of Record: TBD

The project is to design, construct and commission the new Neuroscience Engineering Collaboration (NEC) Research Laboratory building to add capacity, effectiveness and promote collaboration between present neuroscience and engineering research facilities at Wright State University. There will be approximately 85,000 gross square feet of space created in the new building. The project will be constructed using the Construction Manager at Risk project delivery system.

The NEC’s three-fold mission is to promote funded research initiatives, to enable fiscally sustainable facility operations, and to promote collaboration between the programs that will be initially housed within this facility and between future partnerships at WSU and beyond.

This cutting edge facility will promote innovative technology development and translational research by bringing together preeminent neuroscientists, neurologists and engineers, along with outstanding students who will be trained as the next generation of innovators and healthcare providers. This will be a center for translational research and collaboration in the heart of WSU’s campus, with highly integrated laboratories, core resources, and interactive student spaces. Research activity and commercialization of discoveries will be led by nationally funded neuroscientists and engineers, Ohio Research Scholars, and newly hired physician scientists. These experts will advance and test the development of sensor technologies and biomedical imaging to provide innovative treatment and diagnosis strategies.

A copy of the Program of Requirements can be downloaded from this website:

<http://www.wright.edu/administration/facilities/download.html>

2. LEED. The project shall be designed utilizing sustainable principles, but is not required to obtain LEED certification.
3. Selection Process. The Construction Manager shall be selected using a two-step "best value" selection process consisting of a qualifications phase and a request for proposal phase

## **B) Scope of Services**

Preconstruction Services: The Construction Manager will work cooperatively with the Owner, Design Professionals and Project Team, and will provide, among other services, cost estimating, value engineering including life cycle cost analysis, constructability review, scheduling and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the CMR Agreement, such partially completed documents (the "Basis Documents") shall be provided to the Construction Manager, together with the Design Professional's detailed listing of any material incomplete design elements and the Design Professional's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The Construction Manager shall submit to the Owner and the Design Professional their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The Construction Manager, the Owner and the Design Professional (along with selected engineers and consultants) shall meet to reconcile any questions, discrepancies or disagreements relating to the qualifications, assumptions, the Basis Documents, or the Design Intent Statement. The reconciliation shall be documented by an addendum to the qualifications and assumptions that shall be approved in writing by the Owner, the Design Professional and the Construction Manager. The Construction Manager shall then submit to the Owner, for approval, the Construction Manager's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions. Contingent upon the Owner's approval of the final Contract Sum, the parties will enter into an amendment to the CMR Agreement establishing the Contract sum. The final negotiated Contract Sum shall not exceed the Project Budget established for construction. If the proposed Contract Sum exceeds such budget, then the Owner may terminate its agreement with the Construction Manager and seek from other firms, bids for completion of the Project.

Construction Services: The Construction Manager shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The Construction Manager shall hold all subcontracts and shall be fully responsible for the means and methods of construction, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations including monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Owner. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The University reserves the right to approve the Construction Manager's selection of subcontractors and any supplement terms to the form subcontract. The selected Construction Manager will provide the following categories of services: constructability review comments on documents produced by the Architect/Engineer during Schematic Design, Design Development and Construction Documents, develop and maintain estimates of

probable construction cost, value engineering, project schedules and construction schedules; coordinate with the Architect/Engineer to develop Bid Packages; lead and manage the Subcontract Prequalification and Bidding process, Construction, and Closeout Stage.

Project Management: The project management tasks will be performed using the Ohio Administrative Knowledge System Capital Improvements (OAKS CI) online tools. Additionally, the Construction Manager is to utilize any Building Information Models (BIM) provided by the Design Professionals in the course of the project to conduct constructability reviews, cost estimating, etc.

**C) Selection Process**

1. Selection Criteria. The Construction Manager shall be selected using “best value criteria” in which award is based upon a combination of qualifications and price considerations. Qualifications include:

- Competence to perform the required management services
- Ability in terms of workload and the availability of qualified personnel
- Past performance as reflected by the evaluations by previous clients with respect to factors such as control of costs, quality of work, and schedule
- Financial responsibility, including evidence of the capability to provide a surety bond equal to one hundred per cent of the contract sum
- History of performance of meeting goals of diversity (EDGE)
- Other qualifications that are consistent with the scope of this project, including familiarity with the OAKS CI system, BIM capabilities, and other pertinent project management tools and software.

2. Short-List. Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications of the individuals identified as the firm’s proposed team for the project. The Owner will select no fewer than three firms which it considers most qualified to provide the required services. However, if the Owner determines that fewer than three firms are qualified, it will only select the qualified firms for short-listing.

3. RFP. The Owner will provide the short-listed firms a Request for Proposal (“RFP”) that will contain a description of the project, a description of how the Guaranteed Maximum Price (“GMP”) for the project shall be determined, including the estimated level of design detail upon which the GMP shall be based, the form of the construction management contract, and a request for a pricing proposal.

4. Anticipated Selection Schedule

Qualifications Due	August 10, 2012
Short Listing of Firms & RFP Issued	September 10, 2012
Individual Pre-Proposal Meetings	<del>August</del> September 20 & 21, 2012
Proposals Due	October 1, 2012
Interviews	October 10 & 11, 2012
Selection of Construction Manager	October 19, 2012

#### D) **Submittal and Communication Instructions**

Firms responding to this RFQ are strictly prohibited from communicating informally with any member of the Owner's staff. All questions should be directed in writing to Robert Thompson at [rob.thompson@wright.edu](mailto:rob.thompson@wright.edu) with the project name and number. Questions will be answered in writing until one week before the time of submittal.

Three (3) paper copies and one (1) electronic copy on CD must be received at the below address by 5:00 PM eastern time, Friday, August 10, 2012.

Wright State University  
Facilities Planning and  
Development  
386 University Hall  
3640 Colonel Glenn Highway  
Dayton, Ohio 45345

Firms are requested to submit the following information in response to this RFQ:

1. Current version of Statement of Qualifications (SAO Form F110-330) available via the SAO Web site at <http://www.ohio.gov/sao> (click on Forms).
2. Competence to perform the required management services as indicated by the resumes of the employees who would be assigned to this project.
3. Ability in terms of workload and the availability of qualified personnel, equipment, and facilities to perform the required management services competently and expeditiously, including experience working on similar types of projects.
4. Past experience as reflected by the evaluation of previous clients with respect to control of cost, quality of work, dispute resolution, meeting deadlines, and the administration of subcontractors.
5. Financial responsibility including evidence of the ability to provide a surety bond equal to 100 percent of the contract sum.
6. History of meeting goals of diversity or any other inclusion program.
7. Other qualifications consistent with the scope and needs of this project including, but not limited to, knowledge of the local area and working relationships with local subcontractors and suppliers.
8. Prior construction experience working with the following: (a) Healthcare Research Laboratories; (b) Engineering Research Laboratories; (c) University Projects of similar scale and scope; (d) State of Ohio Projects; (e) Wright State University Projects.

The Owner reserves the right to modify or waive minor variations in the selection process and the right to accept or reject any or all proposals in whole or in part.