

# Request for Qualifications (CM at Risk Contract)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

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|--|---|--|--|
| Project Name                                       | Ohio Bureau of Criminal Identification and Investigation on the Bowling Green State University Campus | Response Deadline                              | December 7, 2012 12:00 noon local time |
| Project Location                                   | Bowling Green, Ohio   | Project Number                                 | BGU-125846                             |
| City / County                                      | Bowling Green / Wood  | Project Manager                                | Michael A. Schuessler                  |
| Owner  | Bowling Green State University  | Contracting Authority                          | Local Higher Education                 |
| No. of paper copies requested (stapled, not bound) | 5   | No. of electronic copies requested on CD (PDF) | 1                                      |

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Beth Nagel at 103 Park Avenue Warehouse, Bowling Green, Ohio 43403. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

The Program of Requirements (POR) will be developed as a part of this project by the Architect/Engineer (A/E).

In addition to the Construction Manager at Risk (CMR) firm, professional design services (A/E) and Commissioning Agent (Cx) are being acquired by the Contracting Authority under a separate contract.

This project will utilize the Construction Manager at Risk (CMR) project delivery method

State Prevailing Wage requirements apply to this project.

All aspects of the project and related issues will be implemented and operated consistent with the Contracting Authority and/or Owner's policies and procedures.

The Main campus of Bowling Green State University (BGSU) requests that Construction Managers submit written statements of qualifications for providing construction management at risk, services for the above project.

The project will be located somewhere on Bowling Green State University property, and will follow requirements for construction on State Property. The building area will be approximately 40,000 sq ft and will include the following elements:

- o Administrative Space
- o Firearms / Tools Analysis (including Firing Range)
- o Chemistry Lab
- o Instruments Lab
- o Microanalysis / Trace Lab
- o Latent Prints Lab
- o Vehicle Investigation Room
- o Evidence Room
- o Evidence Storage
- o Polygraph Examinations
- o DNA Extraction
- o Supervisor Offices
- o Agents Cubicles
- o Various and Sundry Rooms for; Meetings, Seminars, Investigations, Conferences, etc.
- o Electronic Security & Surveillance
- o Redundant, Emergency HVAC and Power Supply

Additionally, the project may include forensic science teaching facilities within, adjoining or adjacent to the BCI Lab which may include the following elements:

- o Administrative Space
- o Teaching Labs
- o Classrooms
- o Mock Courtroom

## Request for Qualifications (CM at Risk Contract) continued

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Site amenities will include visitor parking and a secure parking area for agents and employees. The completed facility shall enhance the BGSU campus ambiance.

The projected project budget of the BCI facility (including all lab equipment) is approximately \$11,900,000. The projected project budget of the BGSU portion of the facility is undecided.

### B. Scope of Services

The selected Construction Manager at Risk (CMR), as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Contracting Authority and/or Owner, the breakdown of the Agreement detailed cost components, to address the Owner's project requirements and refine the project schedule.

As required by the Agreement, and as properly authorized, provide the following categories of services: provide constructability review comments on documents produced by the A/E during the Schematic Design, Design Development, and Construction Document stages; develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Subcontractor Prequalification and Bidding process, Construction and Closeout Stage.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

The preconstruction and construction services are generally described below. Subcontracts including but not limited to Plumbing, Fire Protection, HVAC, Electrical and AV/Technology will be awarded by the CM to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority and/or Owner, the A/E and the CM. The Contracting Authority and/or Owner shall have access to all books, records, documents and other data in the CM's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

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

Construction Services: The CM shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The CM 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 Contracting Authority. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Contracting Authority reserves the right to approve the CM's selection of subcontractors and any supplement terms to the form subcontract.

## Request for Qualifications (CM at Risk Contract) continued

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (Form F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Construction Manager at Risk Preconstruction and Construction Services Experience
2. Construction Manager at Risk Contract Sum (GMP) Pricing Experience
3. State of Ohio - Higher Education Project Methodology
4. Construction Experience with similar project description types (See Section A)
5. Constructability Review Experience
6. LEED projects and high-performance building technologies and energy performance

### C. Funding / Estimated Budget

|                    |                        |
|--------------------|------------------------|
| Total Project Cost | <u>\$11,900,000.00</u> |
| Construction Cost  | <u>\$ 8,300,000.00</u> |
| State Funding      | <u>\$11,900,000.00</u> |
| Other Funding      | <u>\$ 0.00</u>         |

### D. Anticipated Schedule

|  |                |
|--|----------------|
| CM Services Start (mm/yy)                | <u>01 / 13</u> |
| Construction Contracts Start (mm/yy)     | <u>09 / 13</u> |
| Construction Contracts Completed (mm/yy) | <u>09 / 14</u> |
| CMR Services Completed (mm/yy)           | <u>12 / 14</u> |
| DD GMP Approval (mm/yy)                  | <u>04 / 13</u> |

### E. EDGE Participation Goal

Percent of Total Construction Contracts Awarded 5%      Percent of *initial* TOTAL CM Fee 5%

### F. Evaluation Criteria for Selection

#### Selection Criteria:

The CM will be selected using (i) a qualification based selection process during the initial Request for Qualifications (RFQ) stage to develop a short list and (ii) a best value selection process during the final Request for Proposal stage for the final CM selection. The qualifications-based selection criteria for the RFQ is included in this announcement. The best value criteria used in evaluating proposals from the short listed firms will include such factors that are determined to derive or offer the greatest value to the State and the Owner, combining both qualifications and fee.

#### Short List:

Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. After evaluating the responses to this RFQ, the Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Contracting Authority determines that fewer than three firms are qualified, it will only select the qualified firms.

#### Request for Proposal:

The short-listed firms shall be sent a Request for Proposal (RFP) that will invite the firms to submit pricing proposals containing their proposed preconstruction stage compensation fee, construction stage personnel costs, construction stage itemized general conditions cost percentage, construction stage contingency percentage and construction stage fee percentage. The short-listed candidates will also receive (i) a form of the Agreement with the Contracting Authority containing the contract terms and conditions, (ii) a set of the most recent design documents and (iii) a proposed Project schedule.

#### Pre-Proposal Meeting:

Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority and/or Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms to ask the Contracting Authority and/or Owner questions in an individual setting to help the firms prepare their responses to the RFP. The pre-proposal meeting will be held at Administration Bldg. 10<sup>th</sup> Floor Conference Room. The Contracting Authority will notify each short-listed firm to schedule individual times for the pre-proposal meetings.

#### Interview:

After submitting responses to the RFP, the short-listed firms will be interviewed by the Contracting Authority and representatives of the Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance with the timetable, budget and EDGE expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

## Request for Qualifications (CM at Risk Contract) continued

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### Selection Schedule:

Tentative schedule is subject to change.

|   |            |
|---|------------|
| RFQ Posted and Advertised                           | 11/19/2012 |
| Qualifications Due                                  | 12/7/2012  |
| RFP issued to the Short-Listed Firms                | 12/21/2013 |
| Site Visit at Proposed project site                 | 01/04/2013 |
| Pre-proposal Meetings at BGSU Admin. Bldg.          | 01/09/2013 |
| Proposals Due                                       | 01/11/2013 |
| Interviews at BGSU Admin. Bldg.                     | 01/24/2013 |
| Selection of CM                                     | 02/04/2013 |
| Controlling Board Meeting for approval of Agreement | 03/11/2013 |

### Cancellation and Rejection:

The Contracting Authority reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

Interested CM firms are required to address how they will implement Building Information Modeling ("BIM") on the project, experience and level of training of staff related to BIM, incorporation of team partners that have previous BIM experience, and an understanding of collaborative BIM processes, including but not limited to the *State of Ohio BIM Protocol* available at the OFCC website at <http://ofcc.ohio.gov>.

Interested CM firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the CM's team. The Intent to Contract and to Perform and / or waiver request letter and Demonstration of Good Faith Effort form(s) with complete documentation must be attached to the CM's Proposal. Both forms can be accessed via the OFCC website at <http://ofcc.ohio.gov>. The Intent to Contract and to Perform form is again required at the Fee Proposal stage.

For all Statements of Qualifications, please identify the EDGE-certified Business Enterprises, by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

## **H. Submittal Instructions**

Firms are required to submit the current version of Statement of Qualifications (Form F110-330) available via the OFCC website at <http://ofcc.ohio.gov>.

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Submit all questions regarding this RFQ in writing to Beth Nagel at [bnagel@bgsu.edu](mailto:bnagel@bgsu.edu) (with copy sent to Mike Schuessler at [mschues@bgsu.edu](mailto:mschues@bgsu.edu)) the project number included in the subject line (no phone calls please). Questions will be answered and posted to the OAKS Capital Improvements (OAKS CI) website at <http://ci.oaks.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority in response to this RFQ or RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

## Request for Qualifications (CM at Risk Contract) continued

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Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the project budget and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability and professional liability.
3. Management Systems: Describe the scheduling and cost control systems the firm would propose to use for the Project
4. Self-Performed Work: Indicate whether the firm intends to self-perform any work on the Project through a competitive process and, if so, the nature of the work and capability to self-perform.
5. Estimating: Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
6. Scheduling: Demonstrated track record of performance of managing projects to the original schedule.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate  
AP: LEED AP (Legacy LEED Accredited Professional without specialty)  
AP +: (see below):  
LEED AP BD+C (Building Design and Construction specialty)  
LEED AP ID+C (Interior Design and Construction specialty)  
LEED AP O+M (Operations and Maintenance specialty)  
LEED AP ND (Neighborhood Development specialty)  
LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials

CCCA: Certified Construction Contract Administrator (CS)  
CCM: Certified Construction Manager (CMAA)  
CCS: Certified Construction Specifier (CSI)  
CDT: Construction Document Technologist (CSI)  
DBIA: Design-Build Institute of America

# CM at Risk Selection Rating Form

## State of Ohio Standard Forms and Documents

Ohio Bureau of Criminal Identification and Investigation on the Bowling Green State

Project Name University Campus

Proposer Firm \_\_\_\_\_

Project Number BGU-125846r

City, State, Zip \_\_\_\_\_

| Selection Criteria  |  | Value           | Score    |
|---|--|-----------------|----------|
| <b>1. Primary CM Firm Location, Size, and Workload (Maximum 10 points)</b>  |  |                 |          |
| a. Proximity of primary CM firm's office where the majority of work will be performed to the principal project site   | Less than 50 miles from project site   | 4 - 5           |          |
|   | 50 miles to 150 miles from project site  | 2 - 3           |          |
|   | More than 150 miles from project site  | 0 - 1           |          |
| b. Amount of fees awarded by the Contracting Authority to the primary CM firm in the previous 24 months (exclude projects on hold)  | Less than \$50k in previous 24 months  | 5               |          |
|   | \$50K to \$100K in previous 24 months  | 2               |          |
|   | More than \$100K in previous 24 months   | 0               |          |
| <b>2. Primary CM Qualifications (Maximum 40 points)</b>   |  |                 |          |
| a. Project Management Lead (e.g., education, experience, credentials)   | Experience / ability of project manager to manage scope / budget / schedule / quality                                  | 0 - 10          | Max = 40 |
| b. Project Administration Lead (e.g., awards, publications, appropriateness, innovation)  | Experience / creativity of project admin staff to achieve owner's vision and requirements                              | 0 - 15          |          |
| c. Technical Staff (e.g., BIM/CAD capabilities / scheduling / estimating, education, experience, CDT or CCS* credentials)   | Experience / ability of technical staff to fully coordinate construction documents                                     | 0 - 5           |          |
| d. Construction Administration Staff (e.g., education, experience, CDT or CCCA* credentials)  | Experience / ability of field representative to identify and solve issues during construction                          | 0 - 10          |          |
| <b>3. Key Consultant Qualifications (Maximum 10 points)</b>   |  |                 |          |
| a. Key Consultants  | Experience / ability of key consultants to perform effectively and collaboratively                                     | 1 - 5           |          |
| b. Proposed EDGE-certified Consultant Participation** (fully executed Statements of Intent to Contract and Perform with relevant EDGE firms)  | One additional point for every 2 percent increase in professional services over the advertised EDGE participation goal | 0 - 5           |          |
| <b>4. Overall Team Qualifications (Maximum 10 points)</b>   |  |                 |          |
| a. Previous Collaboration of the Project Team (sample projects on which a significant number of individual team members have worked together)   | Less than 3 sample projects  | 1               |          |
|   | 3 to 7 sample projects   | 2               |          |
|   | More than 7 sample projects  | 3               |          |
| b. LEED*** Training / Professional Accreditation (demonstrated either by the primary CM firm or relevant consultant)  | LEED*** Credentials* (Maximum 3 points)  | GA              | 1        |
|   |  | AP              | 2        |
|   |  | AP+             | 3        |
| c. LEED*** Registered / Certified Project Experience (demonstrated either by the primary CM firm or relevant consultant)  | LEED*** Registered Projects (RP) or LEED*** Certified Projects (CP) (Maximum 2 points)                                 | RP              | 1        |
|   |  | CP              | 2        |
| d. Team Organization (showed formal relationships between owner, contracting authority, consultants)  | Clarity of responsibility / communication demonstrated by table of organization  | 0 - 2           |          |
| <b>5. Overall Team Experience (Maximum 30 points)</b>   |  |                 |          |
| a. Past Performance of the Project Team (provided reference letters from sample project contacts)   | Past performance as indicated by DB evaluations and letters of reference   | 0 - 10          |          |
| b. Experience with similar projects and anticipated project delivery method (CM at Risk)  | Less than 5 projects   | 0 - 3           |          |
|   | 5 to 15 projects   | 4 - 6           |          |
|   | More than 15 projects  | 7 - 10          |          |
| c. Budget and Schedule Management (included data on estimate versus bid and original contract sum & time versus change orders for sample projects)  | Performance in completing projects within original construction budget and schedule                                    | 0 - 5           |          |
| d. Knowledge of Ohio Capital Improvements Process (e.g., experience following <i>Ohio Facilities Construction Manual</i> , the Standard Requirements, and ORC Chapter 153)  | Less than 5 projects   | 0 - 1           |          |
|   | 5 to 10 projects   | 2 - 3           |          |
|   | More than 10 projects  | 4 - 5           |          |
| * Refer to list of applicable credentials in Section H of the RFQ<br>** Must be comprised of consulting firm(s) and NOT the primary CM firm<br>*** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute |  | <b>Subtotal</b> |          |

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_