

# Request for Qualifications (Project Management Services)

## State of Ohio Standard Forms and Documents

**Administration of Project:** Ohio Facilities Construction Commission

Project Name	<u>ODNR Project Management Services</u>	Response Deadline	<u>May 27, 2015</u>	<u>4:00 p.m.</u>	local time
Project Location	<u>Various</u>	Project Number	<u>SFC-150990</u>		
City / County	<u>Various/Various</u>	Project Manager	<u>Jeff Kring</u>		
Owner	<u>Ohio Department of Natural Resources</u>	Contracting Authority	<u>OFCC</u>		
Delivery Method	<u>DB</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested via email (PDF)	<u>1</u>		

Email the requested Statements of Qualifications (Form F110-330) directly to Sarah Haight at [sarah.haight@ofcc.ohio.gov](mailto:sarah.haight@ofcc.ohio.gov). See Section G of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Sarah Haight at [sarah.haight@ofcc.ohio.gov](mailto:sarah.haight@ofcc.ohio.gov) with the project number included in the subject line (no phone calls please). Questions will be answered and posted to Opportunities page on the OFCC website at <http://ofcc.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.

### Project Overview

#### A. Project Description

Ohio Department of Natural Resources (ODNR) is planning on renovating their existing cabins and campsites in various state park locations. The cabin renovations include paint, window, roof, gutter and downspouts, insulation, flooring, casework, fixtures, doors, lighting, etc. In addition, demolition of existing materials include asbestos abatement. The campsite renovations include full-service RV sites, full service "pull-through" access for large RVs, and partial service (ie: electrical service or potable water only) as identified by ODNR. These campsites also include construction of new or renovation of existing washhouses and restroom buildings as well as any needed site improvements or utility infrastructure upgrades. The cabin and campsite areas will remain open during construction. These projects will be procured and awarded in Groups (as identified below) and will utilize the Design-Build (DB) delivery method.

#### PMS Group A (North):

Project Number	Project Name & Location
DNR-140070	Dillon State Park - Cabins
DNR-140070	Mohican State Park - Cabins
DNR-140070	Punderson State Park - Cabins
DNR-140070	Pymatuning State Park - Cabins
DNR-140071	East Harbor State Park - Campgrounds
DNR-140071	Mohican State Park - Campgrounds
DNR-140071	Salt Fork State Park - Campgrounds
DNR-140071	Finley State Park - Campgrounds
DNR-140071	Kelly Island State Park - Campgrounds
DNR-140071	Mt. Gilead State Park - Campgrounds
DNR-140071	Punderson State Park - Campgrounds
DNR-140071	South Bass Island State Park - Campgrounds

#### PMS Group B (South):

Project Number	Project Name & Location
DNR-140070	Buck Creek State Park - Cabins
DNR-140070	Cowan Lake State Park - Cabins
DNR-140070	Hocking Hills State Park - Cabins
DNR-140070	Lake Hope State Park - Cabins
DNR-140070	Pike Lake State Park - Cabins
DNR-140071	Indian Lake State Park - Campgrounds
DNR-140071	Hocking Hills State Park - Campgrounds
DNR-140071	East Fork State Park - Campgrounds
DNR-140071	Grand Lake St Mary's State Park - Campgrounds
DNR-140071	Alum Creek State Park - Campgrounds

## Request for Qualifications (Project Management Services) continued

Professional criteria design services and DB services will be acquired by the Contracting Authority under separate contract.

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

### B. Scope of Services

The Ohio Facilities Construction Commission (OFCC) will be selecting one or more Project Management Services (PMS) firms for these 2 Groups of projects. The PMS firm cannot be a member, affiliate or consultant of the AE team or DB team on any of the projects within the Groups. It is intended that these services are performed by one PMS representative with limited support/assistance from the PMS firm.

Selected PMS firms will serve as a project manager on behalf of OFCC for the planning, design and construction of projects. Conduct meetings with owners, architects/engineers, consultants, construction managers, subcontractors, state and local officials to provide direction and OFCC policy interpretation for assigned projects. Monitor and manage performance of professional and construction services (eg: architectural, engineering, estimating, scheduling, constructability/compliance review, construction management, commissioning, forensic analysis). Review and approve design phase submissions on behalf of OFCC for proper alignment of scope, quality, budget and schedule. Provide assistance in the identification of issues and resolution of disputes and claims. Apply judgment on all design and construction related problems and trouble shoot to expedite completion and closeout of projects.

Negotiate guaranteed maximum price (GMP) proposals on behalf of OFCC. Coordinate review of subcontractor prequalification criteria and prequalification list for OFCC and owner approval. Review subcontractor bid tabs for recommendation of award by DB. Monitor progress of work by C-AE, AOR and DB for the purposes of reviewing and approving monthly payment applications or invoices. Coordinate review and accounting of contractor's stored materials and retainage. Review change order requests or amendments to determine if a change is warranted and verify the availability of funds, accuracy of the proposed costs and impacts to the budget and schedule.

During the construction period provide not less than 4 hours on average (excluding travel time) (for EACH site) for on-site construction administration services each week. PMS firms will be required to document their on-site visits with Field Reports that are shared with the project teams. In addition to standard meetings (eg: on-site progress meetings, etc) the Owner and Contracting Authority will hold a bi-weekly meeting or conference call with the PMS firm to discuss current activities, progress and management issues for all projects within the assigned Group. The selected PMS firm as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Contracting Authority the breakdown of the Agreement detailed cost components, to address the Owner's project requirements and refine the project schedule.

Refer to the *OFC Manual* for additional information about the type and extent of services generally necessary by certain parties for completion of each design stage, bidding and construction. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

### C. Funding / Estimated Budget

	Group A Total	Group B Total
Total Project Cost	\$11,800,000	\$13,100,000
Construction Cost	\$9,700,000	\$11,500,000

### D. Anticipated Schedule

Group/Scope of Work	Services Start	Construction Start	Construction End	Services End
Group A - Cabins	7/1/2015	10/2015	12/2015	2/2016
Group A - Campgrounds	7/1/2015	3/2016	5/2016	7/2016
Group B - Cabins	7/1/2015	10/2015	12/2015	2/2016
Group B - Campgrounds	7/1/2015	8/2015	10/2015	2/2016

### E. EDGE Participation Goal

Percent of Total Contract: 0%

## Request for Qualifications (Project Management Services) continued

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### F. Evaluation Criteria for Selection

- Demonstrated ability to meet Owner's programmed project vision, scope, budget, and schedule
- Previous experience compatible with the proposed project (e.g., type, size).
- Relevant past work of prospective firm's proposed consultants.
- Past performance of prospective firm and its proposed consultants.
- Qualifications and experience of individuals directly involved with the project.
- Proposer's previous experience (numbers/ size of projects) when working with its proposed consultants.
- Experience and capabilities of creating or using Critical Path Method (CPM) schedules
- Approach to and success of using partnering and Alternative Dispute Resolution.
- Proximity of prospective firms to the project site.
- Proposer's apparent resources and capacity to meet the needs of this project.

### G. 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>.

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 insert the project number and firm name followed by "SOQ" in the e-mail submit line.

Statements of Qualifications are to be submitted electronically by e-mail. Submittals are to be limited to a maximum of one e-mail with the total file size of 25 MB.

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. Project Delivery Method (MP, GC, CMR, DB)
2. Role on Project (AE, OA, CMA, CMR, DB, GC, Trade)
3. LEED Status (Reg., Cert., Silver, Gold, Plat.)
4. Type of Construction (New, Reno, Add.)
5. Type of Site (Open, Occupied)
6. Simultaneous Construction of Multiple Buildings on Multiple Sites
7. Services included Pre-Construction Estimating & Budget Reconciliation for Owner
8. Analyzed and mitigated Schedule related issues for Owner
9. Analyzed Claims and provided Owner recommendations to mitigate
10. State of Ohio Capital Improvements Process (Standard Contracts / OAKS CI)

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.

# Project Management Services Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name ODNR Project Management Services Proposer Firm \_\_\_\_\_  
 Project Number SFC-150990 Project Management Services City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary Firm Location and Workload (Maximum 15 points)</b>			
a. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$ 500,000	5	
	\$ 500,000 to \$1,000,000	2	
	More than \$1,000,000	0	
b. Location of firm and EDGE-Certified status	Out of State	0	
	Ohio Firm	5	
	EDGE Certified	10	
<b>2. Primary Qualifications (Maximum 40 points)</b>			
a. Project management	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 30
b. Project administration	Experience / ability to effectively administer project controls and processes	0 - 5	
c. Technical	Experience / ability of technical staff to develop accurate estimates and schedules	0 - 10	
d. Construction administration	Experience / ability of field representative to identify and solve issues during construction	0 - 15	
<b>3. Key Consultant Qualifications (Maximum 5 points)</b>			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 5	
<b>4. Overall Team Qualifications (Maximum 10 points)</b>			
a. Previous team collaboration	Less than 3 sample projects	1	Max = 3
	3 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
<b>5. Overall Team Experience (Maximum 30 points)</b>			
a. Previous performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of consulting firm(s) and NOT the primary firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

Notes:

Evaluator:

Name \_\_\_\_\_

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