

Request for Qualifications - CM

The Ohio State University
400 Central Classroom Building - 2009 Millikin Road
Columbus, Ohio 43210



fod.osu.edu

v: 614.292.4458 • f: 614.292.2539

Project Name	<u>South High Rises Renovation and Addition (CM)</u>	Response Deadline	<u>10 / 23 / 2009 4:30 p.m. local time</u>
Project Location	<u>The Ohio State University - South Campus</u>	Project Number	<u>OSU-109000</u>
City / County	<u>Columbus / Franklin</u>		

Local Administration

Owner/Agency	<u>The Ohio State University</u>	Owner/Agency	<u>The Ohio State University</u>
Project Manager	<u>Cihangir Calis</u>	Inquiries to*	<u>Bernard Costantino, University Architect</u>
Street	<u>2009 Millikin Rd, Room 400</u>	Street	<u>2009 Millikin Rd, Room 400</u>
City	<u>Columbus</u> Ohio	City	<u>Columbus</u> Ohio
Zip	<u>43210</u>	Zip	<u>43210</u>
Phone	<u>614.292.2978</u> Fax <u>614.292.2539</u>	Phone	<u>614.292.4458</u> Fax <u>614.292.2539</u>
E-mail	<u>calis.1@osu.edu</u>	E-mail	<u>costantino.6@osu.edu</u>

*Mail 4 copy(ies) of the Statement of Qualification(s) (SAO Form #F110-330) available via the State Architect's Office Web site at <http://www.das.ohio.gov/gsd/sao/documents.htm> directly to this contact.

Project Overview

A. Project Description

This project will renovate five student housing facilities in the south campus area and construct two additions. This Request for Qualifications (RFQ) is for the **Construction Manager (CM)**. The selected Architect of Record will participate in the selection of the CM.

The project will renovate Park, Smith, Steeb, Siebert and Stradley Halls, construct connector additions between Stradley and Park and between Smith and Steeb, and construct a chilled water plant beneath the Park and Stradley connector. The additions will be 11 stories and provide a total of approximately 360 new beds. The project will be multi-phased and fast-tracked with some building packages being released as early as July 2010.

Renovations include providing air conditioning through new chillers and individual room units; conversion of community bathrooms to private bathrooms; and provide public area and student room functional and aesthetic improvements. The project also includes 13.2 KV feeders to support new loads. Improvements, additions and site design are based on conceptual plans developed in the ongoing One Ohio State Framework Plan.

These improvements and additions support the University conversion to semesters by increasing the percentage of air conditioned facilities, increasing bed capacity and makes progress toward the initiative for student living space for sophomores. The Project will be pursuing minimum LEED Silver certification and is required to comply with the University's Green Build Policy.

B. Scope of Services

The selected Construction Manager (CM), as a portion of its required Scope of Services and prior to submitting its implementation plan and proposal, will discuss and clarify with the Owner and the Contracting Authority the breakdown of the Construction Manager Agreement detailed cost components to address the Owner's project requirements and refine the project schedule. Participate in the Encouraging Growth, Diversity and Equity (EDGE) Program as required by statute and the Agreement.

Major Scope of Work criteria to be used to evaluate Relevant Project Experience Matrix in the SF330 are:

1. Fast track and multi-phased schedule
2. University housing / residence hall
3. Complex building renovation and/or addition
4. Multiple prime contracts governed by Ohio Revised Code 153
5. LEED certified
6. Significant site utilities

As required by the Agreement, and as properly authorized, provide the following categories of services: provide constructability review comments on documents produced by the Architect/Engineer during the Construction Document stage; develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; provide support during the Bid and Award Stage, Construction Stage, Post-Construction Stage, and Extra Services and Additional Services of all types. Refer to *The SAO Manual* for additional information about the type and extent of services required for each.

During the construction period, provide on-site construction management services each week as designated in the CM implementation plan, including (1) attendance at progress meetings, (2) written daily reports, (3) on-site representation comprised of the CM and its consultant staff involved in the project, all having relevant and appropriate types of construction management experience.



Request For Qualifications - CM continued

Project Name South High Rises Renovation and Addition (CM) Project Number OSU-109000

C. Funding / Estimated Budget

Total Project Cost	<u>\$170,000,000</u>	State Funding	<u>None</u>
Construction Cost	<u>\$120,000,000</u>	Other Funding	<u>University Funding</u>
Estimated CM Fee	<u>5.0%</u>		

NOTE: The CM fee percentage for this project includes all professional CM services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner or A/E, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., extensive evaluation or validation of site conditions, extensive pre-design investigations).

D. Services Required

Primary	<u>Construction Management</u>
Secondary	<u></u>
	<u></u>
	<u></u>
	<u></u>
	<u></u>
	<u></u>

E. Anticipated Schedule

CM Services Start	<u>November 2009</u>
Construction Contracts	<u>July 2010</u>
CM Services Completed	<u>December 2013</u>
Construction Contracts Completed	<u>August 2013</u>

F. EDGE Participation Goal

Percent of *initial* TOTAL CM Fee 5.0%

G. Evaluation Criteria for Selection

Demonstrated ability to meet Owner's programmed project vision, scope, budget, and schedule on previous projects. 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 of projects, sizes of projects) when working with its proposed consultants. Experience and capabilities of creating or using Critical Path Method ("CPM") schedules and of using CPM schedules as a project management tool. Experience and capabilities of developing cost estimates. 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. The selected CM will be required to sign the Agreement for Construction Management Services, which can be accessed at fod.osu.edu/vendor/. No modifications to the requirements in the contract will be accepted.

Interested CM firms are required to submit the Commitment to Participate in the Edge Business Assistance Program form in its Statement of Qualifications (SAO 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 Technical Proposal. Both forms can be accessed at fod.osu.edu/vendor/. The Intent to Contract and to Perform form is again required at the Fee Proposal stage.

Prior to executing the Construction Manager Agreement, the selected CM must represent and warrant that it has not provided any material assistance, as that term is defined in O.R.C. Section 2909.33(C), to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered "no" to every question on the Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization, and that it has provided or shall provide such to the University (www.publicsafety.ohio.gov/links/HLS0038.pdf).

CM Selection Rating

The Ohio State University
400 Central Classroom Building - 2009 Millikin Road
Columbus, Ohio 43210



fod.osu.edu

v: 614.292.4458 • f: 614.292.2539

Project Name South High Rises Renovation and Addition Proposer Firm _____
 _____ City, State, Zip _____
 Project Number OSU-109000

Selection Criteria		Value	Score
1. CM Firm Location			
Office proximity of primary CM firm where majority of work is to be performed in relationship to project site	Less than 60 miles	4 - 5	
	60 – 130 miles	2 - 3	
	Over 130 miles	0 - 1	
2. CM Firm Size			
Staff availability by number of project managers/superintendents within primary CM firm to perform the work	Small = 15 proj. management staff	0 - 1	
	Medium = 20 proj. management staff	2 - 3	
	Large = 30+ proj. management staff	4 - 5	
3. Current Workload			
Amount of fees awarded by the Contracting Authority to the primary CM Firm in the previous 24 months (exclude project on hold)	< \$500,000	4 - 5	
	\$500,000 - \$1,000,000	2 - 3	
	> \$1,000,000	0 - 1	
4. Primary CM Qualifications			
a. Project Management Lead	Experience/ability of Project Manager to manage scope/budget/schedule/quality	0 - 10	
b. Project Engineering	Experience/ability of Project Engineer to review/manage questions & changes	0 - 5	
c. Project Administration	Experience/ability of Project Admin. Staff to timely process documents	0 - 5	
d. Construction Supervision	Experience/ability of Superintendent to identify/solve issues during construction	0 - 10	
5. CM Discipline Qualifications			
Key Discipline Leads	Experience/ability of Discipline Leads in scheduling, estimating, constructability reviews & bid packaging/mkt. analysis	0 - 10	
6. Project Team Qualifications			
a. Previous Team Collaboration Projects that a majority of the team members have worked together	< 3 projects	0 - 1	
	3 – 6 projects	2 - 3	
	> 6 projects	4 - 5	
b. LEED* Experience within Team	LEED AP(s)** on Team	0 - 1	
	LEED Registered Project(s)	0 - 2	
	LEED Certified Project(s)	0 - 2	
	Satisfies ALL above Criteria (max 5 points)	(sum = 0-5)	
c. Team Organization	Clarity of responsibility/communication demonstrated by table of organization	0 - 5	
7. Overall Project Team Experience			
a. Budget & Schedule Management	Level of performance in completing projects within original budget & schedule limitations	0 - 5	
b. Experience with Similar Building Type	< 1 projects	0 - 3	
	1 – 3 projects	4 - 6	
	> 3 projects	7 - 10	
c. Past Performance	Level of performance as indicated by past CM evaluations/letters of reference	0 - 5	
d. Knowledge of State of Ohio Capital Project Administration Process	< 3 projects	0 - 3	
	3 – 7 projects	4 - 6	
	> 7 projects	7 - 10	
* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council ** LEED AP = LEED Accredited Professional by the U.S. Green Building Council		Subtotal	

Notes:

Owner Evaluation:

Name _____

Signature _____ Date _____