

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents

Project Name	Western Campus Heating and Cooling Replacement	Tri-C Project Number	C2024-7090
Project Location	11000 Pleasant Valley Road Parma, OH 44130	Project Manager	Matt O'Donnell
City / County	Cleveland/ Cuyahoga	Number of Paper Copies	6
Owner	Cuyahoga Community College	Number of Digital Copies:	1
Delivery Method	CM at Risk		

Statement of Qualifications are due Thursday, May 1, 2025 at 12:00 PM. Submit the requested number of Statements of Qualifications (Form F110-330) directly to Judi Cooper, 700 Carnegie Avenue, Cleveland, Ohio 44115. See Section G of this RFQ for additional submittal instructions.

All interested parties are strongly encouraged to attend the walkthrough on April 15, 2025 at 10:00 AM, West Campus, 11000 Pleasant Valley Road, Parma, Ohio 44130, meet at Information Desk in Student Services Galleria.

Submit all questions regarding this RFQ in writing to Matt O'Donnell at Matthew.ODonnell2@tri-c.edu with the Tri-C project number included in the subject line (no phone calls please).

Project Overview

A. Project Description

The Western Campus Heating and Cooling Replacement Project consists of two components: 1) Demolition and removal of the existing steam boiler system and replacing with a new hot water boiler system, 2) Demolition and removal of the existing chillers and replacing with new chillers with all associated pumps and piping. Boiler replacement is anticipated to take place during the summer of 2026 and chiller replacement is anticipated to take place during the fall/winter of 2026/2027.

The project scope details include but are not limited to the following: new energy efficient boilers, chillers, domestic hot water, pumps, piping, dynamic controls, metering, operating software providing improved control management and integration into the "Tridium" Building Automation System. The new boiler system shall provide sufficient heating using the "Connected Load" calculation to allow for variable demand. Sizing of existing heating coils shall be verified by the A/E to determine whether these existing coils can be used in the new system. Coil sizing will be critical in all aspects of the project, particularly when converting from steam heat to hot water. Coil sizing changes identified during the design process shall be brought to the attention of Tri-C immediately to assess the magnitude of the associated scope change.

The Drawings, Specifications and Building Systems will be developed to comply with the College's published Design Standards. Work will be in accordance with all applicable local, state and federal statutes and regulations. Professional design services have already been procured under a separate contract; Osborn Engineering is the A/E and Schematic Design is currently in process.

It is anticipated that the Project will be turned over to the Construction Manager at Risk for GMP at the 75% Construction Documents stage of development. The GMP shall be based upon the total scope of work regardless of the final cost of construction.

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

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 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: constructability review comments on documents produced by the A/E during the Construction Document stage; 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.

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents



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 General Trades, Plumbing, Fire Protection, HVAC, Electrical and AV/Technology will be awarded by the CMr 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 Owner, the A/E and the CMr. The Owner shall have access to all books, records, documents and other data in the CMr's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

Preconstruction Services: The CMr will work cooperatively with the Owner, A/E, and Project Team, and will provide, among other services, phasing and schedule development, estimate development, Guaranteed Maximum Price (GMP) proposal, subcontractor prequalification and bidding, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the Drawings and Specifications are at the stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the CMr, together with the A/E's detailed written narrative of incomplete design elements and statement of intended scope with respect to such incomplete elements (the "Design Intent Statement" or "Prose Statement"). The GMP is expected to be supplied to the Owner during the 75% CD phase. Contingent upon the Owner's approval of the GMP, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). If the proposed Contract Sum exceeds the established Project Budget for construction, then the Owner may terminate the agreement with the CMr and seek proposals from other firms for completion of the Project.

Construction Services: The CMr shall construct the Project pursuant to the Construction Documents and in accordance with the GMP and schedule requirements. The CMr 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 diversity expectations, equal employment, 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 Owner reserves the right to approve the CMr's selection of subcontractors and any supplemental terms to the form subcontract.

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. Experience with the Construction Manager at Risk delivery method
2. State of Ohio OFCC projects (non-ODOT)
3. Projects in the \$2 to \$10 million project cost range
4. LEED Certified projects (or non-Certified projects utilizing sustainable design and construction BMP's)

C. Funding / Estimated Budget

Total Estimated Project Cost: \$ 6,500,000

Estimated Construction Cost: \$ 6,000,000

D. Anticipated Schedule

CMr Preconstruction Services Start: June, 2025

Construction Stage Notice to Proceed: October, 2025

Substantial Completion of all Work: March 1, 2027

CMr Services Complete: April 30, 2027

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents



E. Evaluation of Criteria for Selection

Selection Criteria: The CMr will be selected using (i) qualifications-based process during the Request for Qualifications (RFQ) stage to develop a short list and (ii) best value process during the Request for Proposal stage. The best value criteria used in evaluating proposals from short listed firms will include such factors that are determined to derive or offer the greatest value to the State and 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 Owner will select a short list of no fewer than three candidates that it considers to be the most qualified, unless the Owner 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, construction stage personnel costs, itemized construction stage general conditions costs, construction stage contingency percentage, and construction stage fee percentage. The short-listed candidates will also receive (i) form of Agreement with the Owner containing the contract terms and conditions, (ii) set of the most recent design documents and (iii) proposed Project schedule.

Pre-Proposal Meeting: Prior to submitting a response to the RFP, the short-listed firms may be invited to meet individually with the Owner and/or A/E. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Owner and/or A/E questions in an individual setting to help the firms prepare their responses to the RFP. The Owner 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 Owner and A/E. 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 Diversity/Inclusion expectations. The Owner will notify each short-listed firm to schedule individual times for the interviews.

Selection Schedule: Tentative schedule is subject to change.

Statement of Qualifications Due:	Thursday, May 1, 2025
RFP issued to the Short-Listed Firms	Thursday, May 16, 2025
RFP due:	Thursday, May 30, 2025
Interviews	Monday, June 4, 2025
Selection of CM	Friday, June 6, 2025

Cancellation and Rejection: The Owner 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 Owner shall have no liability to any proposer arising out of such cancellation or rejection. The Owner reserves the right to waive minor variations in the selection process.

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 Tri-C project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Acrobat, go to Advanced, then PDF Optimizer. Please submit the electronic submittal on a USB drive along with the required number of paper copies.

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents



Paper copies of the Statement of Qualifications, should be stapled or bound with a removal type binder (GBC etc.). Submitters are not limited to only submitting the F110-330. Information submitted in addition to the F110-330 should be included after the F110-330.

Facsimile copies of the Statement of Qualifications will not be accepted.

Unless otherwise noted or exempt, all documents submitted to the Owner in response to this RFQ and subsequent 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.

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. Contractor Qualifications: Submit complete contractor qualifications using AIA Document 305.
3. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) 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 insurance.
4. Relevant Experience: refer to Section B: Scope of Services.
5. Personnel & Staffing: must include an organization chart. Personnel resume pages must express the individual's specific role on each project on their respective resume.
6. Community Engagement and Development: Describe your participation and involvement in the market place with respect to your participation with underserved communities in contracting and in workforce.
7. Management Systems: Describe the scheduling and cost control systems the firm would propose to use for the Project
8. 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.
9. Estimating: Demonstrated record of accomplishment of performance of in-house estimating on projects comparable to the Project.
10. Scheduling: Demonstrated record of accomplishment of performance of managing projects to the original schedule.
11. Collaboration: Demonstrate collaborative experiences, as a CMR with the Design Team and Owner, and highlight any developed best practices.
12. Experience with CBA's

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, CPE, 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.

Plain Dealer: April 7, 14, 21
Call & Post: Weeks of April 7, 14, 21
La Prensa: Weeks of April 7, 14, 21