



Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents

Project Name	<u>Metro Campus SE/NW Quad Plaza Renovations</u>	Project Number	<u>S2014-4146(c)</u>
Project Location	<u>2900 Community College Ave.</u>	Project Manager	<u>John Lang</u>
City / County	<u>Cleveland / Cuyahoga</u>		
Owner	<u>Cuyahoga Community College</u>	Number of Paper Copies requested	<u>6</u>
Delivery Method	<u>Construction Manager at Risk</u>	Number of Digital Copies requested (PDF)	<u>1</u>

Statement of Qualifications are due July 11, 2018, by 2:00 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.

Submit all questions regarding this RFQ in writing to John Lang at john.lang@tri-c.edu with the project number included in the subject line (no phone calls please).

Project Overview

A. Project Description

This Project consists of the renovation of 134,000 square feet of exterior surface plazas. The existing concrete wear-surface and planters will be demolished and the underlying waterproofing abated and removed. Concrete repair of the underlying structure will be performed, and the renovated plazas will include new waterproofing, drainage systems, concrete deck, planters, irrigation, site lighting, landscaping, and outside furniture. There will be ancillary repairs to site plumbing and electrical systems. Additional work will include 75,000 square feet of ceiling replacement in the below-grade parking structure which lies beneath the plazas. This scope will include the abatement and removal of the existing transite ceiling system including fireproofing materials and pipe insulation, and the installation of a new ceiling system including all associated mechanical, electrical, and plumbing modifications.

The work is planned for execution in two Phases. The first phase will consist of the Southeast Quadrant plazas (85,000 sf) and associated garage work. After completion of the first phase, construction will migrate to the Northwest Quadrant plazas (49,000 sf) and garage.

Professional design services have already been procured under a separate contract. City Architecture is the Architect.

This project will be turned over to the Construction Manager at Risk at the 75% CD stage of development.

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: provide 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.

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 Demolition, Abatement, Waterproofing, Concrete, Plumbing, Fire Protection, HVAC, Electrical, and landscaping 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

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents



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, except if 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 will 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:	<u>July 11, 2018</u>
RFP issued to the Short-Listed Firms	<u>July 31, 2018</u>
RFP due:	<u>August 15, 2018</u>
Interviews	<u>August 21, 2018</u>
Selection of CM	<u>August 31, 2018</u>

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 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.

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.

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents



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. Diversity / Inclusion: Describe your presence and understanding of the current market place with respect to diversity participation both in contracting and in workforce. Submit a chart showing past performance, with respect to diversity reporting, for the last 5 years of projects. Be prepared to discuss your strategy to reach or exceed the College's diversity expectations.
 - a. Procurement / Contracting – 15% (of contract value) for MBE, 6% for CSB, SDBE, & SBE, 5% FBE, & 2% VBE.
 - b. Workforce – 45% Local, 15% Minority, 7% Female, & 2% Veterans.
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 PLA's and 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: June 18, 25, July 02

Call & Post: June 20