Request for Qualifications (CM at Risk Contract)
State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	Biomedical and Materials Engineering Complex Phase 2	Response Deadline	10/31/2022	11:00 AM local time
Project Location	MacQuigg Laboratory (265), Watts Hall (107)	Project Number	OSU-210274	
City / County	Columbus / Franklin	Project Manager	Carrie Hyde	
Owner	The Ohio State University	Contracting Authority	The Ohio State University	
Delivery Method	CM at Risk	Prevailing Wages	State	
No. of paper copies requested (stapled, not bound)	0	No. of electronic copies requested (PDF)	1	

Submit the Statements of Qualifications (Form F110-330) via email to 330Submittals@osu.edu. In the subject line, include the project number and name for the RFQ you are responding to. See Section G of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Carrie Hyde at hyde.164@osu.edu with the project number and name 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

The Ohio State University intends to select a Construction Manager at Risk (CMR) to partner with the University and design team to provide abbreviated pre-construction / estimating services and construction services for the renovation and addition that will transform engineering on campus. The project is located at The Ohio State University, Columbus Campus at the corner of W. Woodruff Ave. and College Rd. N. This project is one block west of High Street in the central core of campus and will adjoin BMEC Phase 1 previously completed (Mars G. Fontana Labs). The scope will also include the renovation of approximately 76,345 GSF of existing MacQuigg Hall (105 W Woodruff Ave, Columbus, OH 43210-1117) and the construction of a new building where Watts Hall is currently located (2041 College Rd, Columbus, OH 43210-1178). Please note that Watts Hall is currently being demolished as a separate project and the project will be completed by the end of 2022.

The buildings will provide additional facilities for the Biomedical and Materials Science Engineering Complex including Engineering Education, Electrical and Computer Engineering, Biomedical Engineering, and Materials Engineering. The facilities will house research and teaching labs, collaboration spaces, offices, and classroom space. The scope of work anticipated to include building renovation, hazardous materials abatement, site utilities, construction typically associated with an extensive renovation of a laboratory building, and new building construction.

Professional design services and Commissioning have been acquired by the Contracting Authority under a separate contract. The project is currently undergoing a re-programming and re-design effort and any information that is available will be shared with the shortlisted CMR candidate firms prior to the initial interview process.

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

There is a scheduled PRE-PROPOSAL Meeting. Please refer to the section F "Pre-Proposal Meeting" for further details.

This project is required to be designed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: ohio-state_bim_pds.pdf.

The minimum required BIM Use Cases for this project are noted below. Details on the BIM Uses Cases are outlined in Section 2 of the Ohio State University BIM Project Delivery Standards.

Design BIM Use Case	Required	Additional Notes
2.3.1.1. Model Authoring – Design Intent BIMs (Required for the Architectural team and the Engineering team)	X	

2.3.1.2. Model Authoring – Design Intent BIMs (Required for the architectural team, preferred for the engineering team)		
2.3.2. Existing Conditions Documentation/Modeling	X	
2.3.3. Program of Requirements (PoR) Validation	X	
2.3.4. Site Design		
2.3.5. Model Based User Group Meetings/Reviews	X	
2.3.6. Sustainability (Energy Modeling/Simulation and Performance)/ Design Simulation/Analysis		
2.3.7. Clash Prevention	X	
2.3.8 Quantity Schedule		
Construct BIM Use Case	**Required**	**Additional Notes**
2.4.1. Model Authoring – Trade Coordination BIMs	X	
2.4.2. Model Authoring – Shop/Fabrication BIMs		
2.4.3. Clash Detection	X	
2.4.4. Model-based Scheduling (Sequencing/Simulation)		
2.4.5. Model-based Estimating (Quantification/Cost Estimating)		
2.4.6. Site Analysis Planning		

The minimum required deliverables for this project are noted below. Details on the BIM deliverables are outlined in Section 4 of the Ohio State University BIM Project Delivery Standards

Deliverable	**Required**
BIM Execution Plan	X
Design Intent BIMs	X
Revit Model Rule Set Results	X
Interim Architectural and Structural Conformed Design Intent BIMs	X
Conformed Design Intent BIMs	X
COBie Worksheet	X
Asset Worksheet	X

This project includes asset tagging. The Primary firm submitting for the project is required to have the expertise capable of meeting this prerequisite and is responsible to support their subcontractors to meet this requirement. The Asset Tagging Process Diagram, Asset Worksheet Template, and LOD Matrix can be accessed via the OSU FOD website (https://fod.osu.edu/resources) under Design Guidelines, Specifications, Standards; Specifications and Standards; Building Information Modeling (BIM).

B. Scope of Services

The project and construction budget as listed in this RFQ is estimated. The design team is currently re-programming and re-designing as noted above. The CMR team will be asked to partner with the University and design professionals during an abbreviated pre-construction phase to provide constructability and estimating services to ensure alignment between scope, budget and schedule prior to proceeding and to minimize additional schedule impacts. The selected Construction Manager at Risk, as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Contracting Authority/Owner, the breakdown of the Agreement detailed cost components, to address the Owner's project requirements and refine the project schedule.

The selected CMR will need to have strong leadership skills and experience in successful delivery of large complex projects in campus settings. They will need to demonstrate successful experience in collaborating with the Design team during both the preconstruction and construction phases of the project. The selected CMR must be a collaborative partner in the design process and be able to demonstrate experience in accurate estimates, schedule management, and constructability reviews on documents at each design phase.

The successful CMR will be expected to reconcile their estimates with the A/E team and review the format alignment prior to starting the estimate process. If needed, the University may elect to hire a 3rd party estimator if the CMR and AE are unable to reconcile the estimate.

The CMR will be responsible for subcontracting the testing and balance as a separate contract for the project and coordination with the Commissioning Agent.

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 selected CM will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted. Required Professional Liability Insurance will be per General Conditions Articles 10.3.7 and 10.3.8.

The project shall follow the applicable University Sustainability Standards: https://fod.osu.edu/sites/default/files/div_18.pdf.

The project team (Owner / A/E / CM) will be required to utilize e-Builder, the University's Project Management System, for all compatible services required by the University.

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/Owner, the A/E and the CM. The Contracting Authority/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 CMR will work cooperatively with the Contracting Authority/Owner, A/E, and Project Team, and will provide, among other services, 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 CM, together with the A/E's detailed listing of any incomplete design elements and the A/E's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). Contingent upon the Contracting Authority'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 Project Budget established for construction, then the Contracting Authority may terminate the agreement with the CM 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 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 supplemental terms to the form subcontract.

The Ohio State University is dedicated to providing a safe and healthy environment for students, patients, staff, visitors and contractors. While not exclusive, guidelines governing safety expectations for construction/ renovation projects within Ohio State buildings are set forth in the Building Design Standards Appendix V and are summarized here: https://fod.osu.edu/resources, under the section titled "Construction Site Safety Requirements."

Closeout Services: The closeout for this project is required to be delivered in an electronic cloud-based format using e-Builder Project Management System and adhere to The Ohio State University Project Closeout Standards. The Ohio State University Project Closeout Standards can be accessed via the OSU FOD vender resource website (https://fod.osu.edu/resources) under Post Construction / Close Out.

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. CMR Project Delivery Method for State of Ohio projects
2. Collaboration with Architect / Engineer and Commissioning Agent
3. Building renovations in dense university settings
4. Research and Teaching Laboratory Experience
5. Examples of cost estimation and cost control within a CMR delivery method.
6. Demonstrate the ability to procure and manage material logistic constraints

7. Demonstrate the ability to pre-purchase equipment

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must have been completed by the Construction Management Firm.

C. Funding / Estimated Budget

Total Project Cost	$86.5M	State Funding	$46.3M
Construction Cost	$68.7M	Other Funding	$40.2M

D. Anticipated Schedule

CM Preconstruction Services Start	01 / 23
Construction Stage Notice to Proceed	06 / 23
Substantial Completion of all Work	07 / 25
CM Services Completed	10 / 25

E. EDGE Participation Goal

Percent of the CM's total compensation excluding CM's Contingency* 5.0%

*Preconstruction Stage Compensation plus Contract Sum minus CM's Contingency

F. Evaluation Criteria for Selection

Selection Criteria:

Proximity of prospective firms to the project site.

Qualifications and experience of individuals directly involved with the project.

1) Project Management Lead – will be considered the primary point of contact and representative for the selected CMR firm. This person would be responsible for overall organization and schedule management.
    a) Qualifications based on previous projects, career experience, higher education projects and projects of this scope and scale.
2) Project Administration Lead – will be considered the overall primary controller for the project
    a) Qualifications based on ability to use The University's project management systems, experience with public projects, higher education projects, and prevailing wage.
3) Technical staff – will be considered as the project engineer and cost estimator
    a) Qualifications based on ability to use (as applicable) The University's project management system, track material and long lead items, proven track record of communication with the project team, provide detailed cost estimates, provide cost reduction strategies and expertise in projects of similar scale and delivery method, and provide active participation and engagement during design relating to cost.
4) Construction Administration Staff – will be considered the main point of contact through all of construction including the Project Manager and Superintendent.
    a) Qualifications based on construction experience of size, scope and delivery method, ability to effectively schedule construction activities in best practice sequence, proven track record of collaboration with design teams throughout construction to solve issues in the field in a timely manner, and effective communication with the Owner and Design team throughout the duration of construction.
5) Key consultants can be within the CMR firm and will be scored based upon qualifications of related projects of size, scale, and scope. Consultants including but not limited to, Safety Lead, MEP coordinator, BIM coordinator, and design assist firm recommendations.

Increased EDGE participation on the project through CMR firm or planned subcontractors

Past performance of prospective firm's key personnel

a) Collaboration on previous projects
b) Ability to work cohesively during the design and construction phases of the project.
c) Ability of the construction administration staff to bring projects in on time and budget

Demonstrated ability to meet Owner's Sustainability Standards: https://fod.osu.edu/sites/default/files/div_18.pdf.

a) This will be scored for line item 4b - Division 18 of the University's Building Design Standards.

Interested firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project during pre-construction and construction phases of the project:

a) The ability for the entire team to effectively collaborate and share models and data.
b) Each discipline's model manager and their relevant experience.
c) How the CMR will support a subcontractor that does not have sufficient BIM experience to meet the above

expectations.

Team organization will be scored based on the chain of command established in the CMR's proposed project team organization chart.

Section 5a will be scored based on, reference calls, past performance with the University and other clients, which includes evaluations from previous projects and reference checks.

Previous experience compatible with the proposed project (e.g., type, size).

a) Extensive building renovation and addition projects
b) Higher Education laboratory experience
c) Public Project / Higher Education experience
d) CMR Delivery method for State of Ohio projects

Proven track record for projects that met schedule requirements and came in at or under budget at the end of construction. This also includes the ability to provide cost estimates that consider current market conditions and trending lead times of equipment and materials.

Item 5d refers to the knowledge of working on Ohio State University projects and supporting project management systems within the University.

Pre-Proposal Meeting: Prior to submitting a response to the RFQ, interested firms are invited to meet virtually with the Contracting Authority/Owner on 11/9/22 at 10:00 am. The purpose of the pre-proposal meeting is to permit the firms an opportunity to ask the Contracting Authority/Owner questions to help the firms prepare their responses to the RFQ. Any questions regarding firm's proposal submission must be submitted via email to hyde.164@osu.edu prior to this meeting. Please refer to the link below for access to the virtual meeting.

Join Zoom Meeting
https://osu.zoom.us/j/93650173039?pwd=bXE2QUdCOGhCdTVuZmRqclppb2YwUT09

Meeting ID: 936 5017 3039
Password: 433315

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 firms 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, 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 Contracting Authority containing the contract terms and conditions, (ii) set of the most recent design documents and (iii) proposed Project schedule.

Pre-Interview Meeting: Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority/Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Contracting Authority/Owner questions in an individual setting to help the firms prepare their responses to the RFP. The Contracting Authority will notify each short-listed firm to schedule individual times for the pre-proposal meetings.

At the pre-interview meeting, short-listed firms will be required to submit the completed Contractor Pre-Work Evaluation form, available here https://fod.osu.edu/resources, under the section titled "Construction Site Safety Requirements."

Interview: After submitting responses to the RFP, the short-listed firms will be interviewed by the Contracting Authority/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.

Selection Schedule: Tentative schedule is subject to change.

Qualifications Due	10/31/22
Pre-Proposal Meeting (virtually)	10/24/22 10:00
RFP issued to the Short-Listed Firms	11/22/22
Pre-Interview Meeting	11/29/22 9:00, 10:00, 11:00
Interviews	12/12/22 1:00, 2:00, 3:00
Selection of CM	12/22/22

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 firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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.

If the CM firm intends to receive points for exceeding the EDGE Participation Goal, it must provide BOTH a completed *Commitment to Participate* form AND a completed *Statement of Intent to Contract and to Perform* forms signed by both parties with its *Statement of Qualifications*.

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.

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 saved with the form name, project number listed on the RFQ and your firm's name (ex. F110-330_OSU-nnnnnn_Firm 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.

Statements of Qualifications must be submitted electronically by email. Submittals are limited to one email with a maximum file size of 25 MB.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority 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. 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.
3. Management Systems: Describe the scheduling and cost control systems the firm would propose to use for the Project.

   a. The project team (Owner / AE / CM) will be required to utilize eBuilder, the University's Project Management System, for all compatible services required by the University. Please comment on incorporating this system into your construction services and in conjunction with your prescribed corporate project management systems, if any.
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, 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.

CM at Risk Selection Rating Form
State of Ohio Standard Forms and Documents

Project Name: Biomedical and Materials Engineering Complex Phase 2
Project Number: OSU-210274
Proposer Firm: _____
City, State, Zip: _____

Selection Criteria		Value		Score
1. Primary Firm Location and Workload (Maximum 10 points)				
a. Proximity of firm to project site	Less than 50 miles	5		
	50 miles to 100 miles	2		
	More than 100 miles	0		
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than $200,000	5		
	$200,000 to $1,000,000	2		
	More than $1,000,000	0		
2. Primary Qualifications (Maximum 40 points)				
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10		
b. Project administration lead	Experience / ability to effectively administer project controls and processes	0 - 5	Max = 30	
c. Technical staff	Experience / ability of technical staff to develop accurate estimates and schedules	0 - 10		
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 15		
3. Key Consultant Qualifications (Maximum 10 points)				
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 5		
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5		
4. Overall Team Qualifications (Maximum 10 points)				
a. Previous team collaboration	Less than 3 sample projects	1	Max = 3	
	3 to 5 sample projects	2		
	More than 5 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		
5. Overall Team Experience (Maximum 30 points)				
a. Previous team 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 lead firm ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and CM's Contingency *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		**Subtotal**		

Notes:

Evaluator:

Name _____

Signature _____ Date _____