

Request for Qualifications

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>Wilce Student Health Center - Phase IV,CM</u>	Response Deadline	<u>09 / 08 / 2009</u>	4:30 p.m. local time
Project Location	<u>1875 Millikin Road</u>	Project Number	<u>OSU-080312</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>Kristin Poldemann</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>	City	<u>Columbus</u>
Zip	<u>43201</u>	Zip	<u>43201</u>
Phone	<u>614.292.6105</u>	Fax	<u>614.292.2539</u>
E-mail	<u>poldemann.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 involves the renovation and addition to the Wilce Student Health Center located on the Columbus campus. *This request is for a **Construction Manager (CM)**.* The project mission is to create new clinical space that is in support of contemporary care, new technologies, and optimal patient flow. This project includes vertical and horizontal expansion of the existing building with the likely addition of a fourth floor and primary entrance lobby that will be fronting on the quadrangle formed by the Psychology Building, Cunz Hall, Thompson Library and RPAC. The project will renovate various portions of the ground, first, second, and third floors with a focus on the patient experience and optimal patient flow and a redesign of the patient registration and intake processes. The Wilce Student Health Center has been in the process of upgrading through renovation of various departments and programs over the last five years. Prior phases have included improvements to dentistry, physical therapy, patient relations, public restrooms, administration and laboratory areas. The fourth phase will accommodate all other program areas.

The scope includes hazardous materials abatement, replacement and the addition of new elevators, plumbing and HVAC upgrades, power distribution, data and communications, fire alarm replacement, required to meet healthcare standards for infection control, patient safety and privacy, and state of the art medical technology and telecommunications.

A Program of Requirements (POR) has been developed for this project. Wilce Student Health Center will be creating a strategic collaboration space likely to be located on the fourth floor; additional programming by the selected Architect will be required to determine the space needs on the fourth floor.

The project will be registered with the USGBC with the intent to satisfy the requirements for LEED certification with the minimum requirements of Silver certification.

Request For Qualifications continued

Project Name Wilce Student Health Center - Phase IV

Project Number OSU-080312

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.

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 Pre-design, Schematic Design, Design Development, and Construction Document stages; 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.

Major Scope of Work requirements to be used in Section B, Relevant Project Experience Matrix are:

1. Complex Building Renovation Construction
2. Medical Building Type Renovation
3. Site Utility Coordination
4. Constrained Site
5. Expedited Schedule
6. Coordination during Construction related to LEED Certification

During the design period, provide constructability reviews during each design phase submission which would occur concurrently with the standard OSU drawing review period (2-3 weeks). The CM shall also be prepared to review and perform cost estimating studies during each design phase. During the construction document phase the CM shall provide guidance on incorporating construction phasing into the project, consult with the design team on how the phasing will be incorporated into the documents and provide support during the bidding phase to review the qualifications of prospective bidders.

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 continued

Project Name Wilce Student Health Center - Phase IV Project Number OSU-080312

C. Funding / Estimated Budget

Total Project Cost	<u>\$25,048,867.00</u>	State Funding	<u></u>
Construction Cost	<u>\$18,063,291.00</u>	Other Funding	<u>University Funds</u>
Estimated CM Fee	<u>4.9%</u>		<u></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>October 2009</u>
Construction Contracts	<u>May 2011</u>
CM Services Completed	<u>January 2013</u>
Construction Contracts Completed	<u>November 2012</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL CM Fee	<u>5%</u>
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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

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City, State, Zip _____
Project Number OSU-080312

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 – 7 projects	2 - 3	
	> 7 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 – 4 projects	4 - 6	
	> 4 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 _____