

Buckeye Valley Local School District RFQ for Construction Manager at Risk Services

The Buckeye Valley Local School District Board of Education (the Board) plans to build 2 new elementary school buildings and related improvements (the Project), all of which will be designed and constructed with proceeds from a bond issue passed in November 2015. The total Project cost is \$31,250,000.

The Project is not part of an Ohio School Facilities Commission program. OHM Advisors is the Board's design professional for the Project.

The Board wishes to use the services of a company experienced with the construction manager at risk (CMR) delivery method for the Project; the CMR firm will not be permitted to self-perform any of the work on the Project, unless approved in advance by the Board. As required by Ohio Revised Code Section 9.33, et seq., the Board requests qualifications from experienced CMR firms to provide CMR services to the Board in connection with the Project. This Request for Qualifications (RFQ) includes criteria against which qualifications submitted will be reviewed and evaluated to develop the short-list of firms from which pricing will be requested in the second phase of the selection process. The short-listed firms will provide both pricing and technical proposals, which will be reviewed and evaluated together with the qualifications to determine the CMR firm that will provide the best value to the Board for the Projects.

Interested firms should submit **6 paper copies and 1 digital copy** of the requested qualifications to Kelly Ziegler, Treasurer, Buckeye Valley Local School District, 679 Coover Road, Delaware, Ohio 43015, no later than **4 p.m. on Wednesday January 27, 2016**. Qualifications received after this time may be considered solely in the Board's discretion. Direct all questions about the Projects to Ms. Ziegler (T 740.363.7570; kziegler@mybvls.org).

Services Required:

CMR services will begin immediately upon selection and will include, but not be limited to, design review and pre-construction, participation in developing the budget and updated construction cost estimates, participation in preparing the construction budget (including identification of significant milestones for completion of the Work), prequalification of subcontractors to perform the required work, construction, and close-out phases of the Project. All Work on the Project will be performed with prequalified subcontractors. CMR services will be defined in an agreement with the Board; the form of agreement, including general conditions of the contract for construction, will be provided to the short-listed firms at the beginning of Phase Two of the selection process.

Selection Process:

As defined in the Ohio Revised Code and Ohio Administrative Code, the selection process will be conducted in phases.

1. **Phase One.** The first phase includes review and evaluation of qualifications submitted by firms interested in providing the required CMR services. The evaluation committee will review and evaluate the qualifications received. Firms may be invited to meet with the selection committee prior to the release of the short-list of CMR firms. Following

these meetings, a list of short-list of firms that are determined to be qualified to provide the required CMR services will be released.

2. Phase Two. Technical and pricing proposals will be requested, using a request for proposal for that purpose, from the short-listed CMR firms. The technical and pricing proposals received will be reviewed and evaluated and, considering both qualifications and technical/pricing information, the CMR firm determined to provide the best value for the Projects will be selected.

Phase One – Qualifications:

The qualifications for the CMR and the basis for the evaluation of qualifications submitted are:

1. competence to perform the required management services as indicated by the technical training, education, and general experience of the CMR's personnel, especially the technical training, education, and experience of the CMR's employees to be assigned to the project (the CMR's project manager and job-site superintendent(s) are expected to have a minimum of 15 years of hands-on experience with construction and preferably Ohio public school construction);
2. ability in terms of workload and the availability of qualified personnel, equipment, and facilities to perform the required management services competently and expeditiously, and experience working on similar types of projects (specifically experience as a construction manager in an agency role on Ohio public school construction projects, as a general trades contractor on Ohio public school construction projects, as a CMR on current Ohio public school construction projects, as a CMR on private construction projects, and as a general contractor on private construction projects of similar size and scope);
3. past performance as reflected by the evaluation of previous clients with respect to factors such as control of costs, quality of work, dispute resolution, administration of contracts, and ability to meet deadlines;
4. financial responsibility including evidence of the capability to provide the payment and performance bonds in accordance with OAC 153:1-4-02(A);
5. history of performance with meeting goals of any diversity and inclusion programs required by a public authority or by applicable law, and compliance with applicable affirmative action programs; and
6. other qualifications that are consistent with the scope and needs of the project, including, but not limited to, knowledge of the local area and working relationships with local subcontractors and suppliers.

Provide the following information for consideration by the Board as part of the evaluation of CMR qualifications:

- A. **FIRM OVERVIEW.** When providing the following information, if the firm is a national firm with a branch office in Ohio, provide information limited to the firm's Ohio office projects and experience. Include:
 1. History and philosophy of the firm. What is it that makes the firm unique? Describe the aspects of the firm's approach to construction management and the CMR delivery method specifically that have made it successful.

2. Describe the firm's composition--i.e., in-house, full-time employees and in-house professional disciplines. Include consultants used and the firm's experience with each on past projects.

B. EXPERIENCE

1. Provide information with respect to school district projects in which the firm has been involved as construction manager in an agency role or a contractor over the past five (5) years in Ohio. Include the following for each project identified:
 - a. brief description of project, including construction cost;
 - b. owner's name, address, phone number and contact person;
 - d. architect's name, address, phone number and contact person.
2. Provide information about the firm's experience with the CMR project delivery method on public construction projects, including any school projects in Ohio or other states.
3. Provide information about the firm's experience with the CMR project delivery method on private construction projects.

Phase Two – Pricing and Technical Proposals.

A separate request for pricing and technical proposals (RFP) will be issued by the Board, through the Evaluation Committee, to all short-listed firms. The RFP will include the criteria for pricing and technical proposals, the form of CMR agreement to be used for the Projects, the general conditions of the contract for construction, the scoring matrix for determining the best value, and other documents.

The Board will review the qualifications received through Phase One of the selection process and will notify firms if they are included on the short-list of qualified firms. Short-listed firms will be asked to submit pricing and technical proposals to the Board. The Board anticipates selecting a CMR firm by **the beginning of March 2016**.

The Board appreciates your interest in the Projects and looks forward to reviewing your qualifications and statements of interest for the Projects.