

THE OHIO SCHOOL FACILITIES COMMISSION

PUBLIC ADVERTISEMENT

Posted: October 17, 2008

REQUEST FOR CONSTRUCTION MANAGEMENT SERVICES

The Ohio School Facilities Commission (Commission), 10 West Broad St., Suite 1400, Columbus, Ohio, 43215, intends to employ Construction Managers for the Commission's school facilities projects. Firms interested in being considered for a contract to provide the required services are to provide a proposal for consideration by **Monday, November 17, 2008**. The Commission reserves the right to supplement this announcement and to specify additional terms and conditions for providing the services.

This offering has an EDGE (Encouraging Diversity, Growth and Equity) participation goal of 20%. Refer to the following website for information on the EDGE program www.EDGE.ohio.gov. Firms shall address fulfilling the requirements of the EDGE Program in their proposal and specifically indicate the EDGE participants and the proposed percent of EDGE participation. Please provide a current, valid copy of each EDGE firms certification in the proposal.

The attached list of districts or groups of districts have been or may be offered state funding within the next year. No additional districts will be added to the list, however, a district may be removed from the list should they inform the Commission they will defer participation. Updates to the Project List will be posted on the website as information is available.

Proposals should include the names of the firm owners; number of years in business and firm history; office locations, and specifically the address of offices located within Ohio; the education and experience of the Construction Manager's personnel, especially the technical training, education, and experience of the employees who would be assigned to perform the services; availability of staff in terms of workload; current or ongoing projects, specifically distinguishing whether the firm is providing, or provided, construction management services or general construction services; and references.

The evaluation of the statement of qualifications will be based primarily, but not exclusively, on the following: (1) competence of the construction management firm to perform the required management services, as indicated by the technical training, education and experience (including having LEED Accredited Professional team members as well as LEED project experience) of the firm's personnel who would be assigned to perform the services; (2) ability in terms of workload and availability of qualified personnel, equipment, and facilities to perform the required management services competently and expeditiously; (3) past performance as reflected by the evaluations of previous clients with respect to factors such as control of costs, quality of work, and meeting of deadlines; and (4) other similar factors. The format of the statement of qualifications is within the discretion of the firm. Please note that the proposal evaluation form has been revised and is attached.

The Commission will evaluate the proposals submitted and identify no fewer than three (3) construction management firms that it considers to be qualified to provide the required services for a specific project or group of projects. The Commission intends to interview the identified construction management firms to further explore their proposal, the scope and nature of the services they would provide, and the various technical approaches they may take regarding the project. The estimated timeline for interviews is January 12th – 16th 2009.

Following this evaluation, the Commission will rank one construction management firm that it considers as most qualified to provide the required services for the project. The Commission reserves the right to terminate negotiations with a construction management firm ranked most qualified upon failure to negotiate a contract and enter into negotiations with the construction management firm ranked next most qualified.

Three (3) individually bound copies* of the Construction Manager's proposal are to be provided for each project or each group of projects the construction management firm desires to be considered to provide services. Proposals shall be submitted to Michael Shoemaker, Executive Director, Ohio School Facilities Commission, Attn: Jill Hoobler, 10 West Broad St., Suite 1400, Columbus, Ohio, 43215. The construction management firm should indicate in a cover letter which project or group of projects a proposal is intended to be submitted for consideration in a cover letter with the proposals. Firms are requested to

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COLUMBUS, OHIO 43215

clearly indicate the firm name, address, contact person, and contact person's email address/phone number/fax number in order to receive information from the Commission about the selection process.

Services will be provided in accordance with a standard form of agreement from the programming phase of the project through construction completion. The form of agreement is available at <ftp://osfc.ohio.gov/CMFiles/Agreements/>. An important term of the contract is that the Construction Manager and any consultants employed by the Construction Manager shall abstain from participation; either directly or indirectly, in any construction related contract let in association with the Commission. Contract negotiations with the selected Construction Manager are contingent upon the school district raising the local share of the project budget within the time period specified by law.

The agreement provides for three categories of compensation: 1) direct labor costs and fringes for approved personnel; 2) reimbursable expenses as defined in the Agreement; and 3) basic fee covering home office overhead and profit. The basic fee portion of compensation is being defined by the Commission as a condition of the proposal submittal process. The basic fee portion of compensation shall be 2% of the construction budget as determined at the time of entering into the Agreement, with no representation that additional basic fee will be approved if the construction budget changes.

All professionals who submit or intend to submit a proposal for consideration of a contract for professional services with the Commission are reminded that the Commission may not contract through a competitive selection process with an individual, firm, partnership, corporation, business trust, or professional association, whose proprietor, partner or other principal or spouse thereof, or if a corporation, a shareholder of more than 20% of the firm, or the spouse of such shareholder, has made as an individual at any time within the two previous calendar years, one or more contributions totaling in excess of \$1,000.00 to the Governor or to the Governor's campaign committee, consistent with Section 3517.13 of the Ohio Revised Code.

All questions regarding this request for construction management services are to be submitted in writing (absolutely no answers will be provided to phone inquiries) to the attention of Jill Hoobler at jill.hoobler@osfc.state.oh.us. The Commission will compile each question and post the answers on the Commission's website. The name of the party submitting a question will not be included on the list posted by the Commission. Questions will be answered and posted on a regular basis until the time of proposal submittal.

*All proposals should be submitted in an environmentally friendly format: i.e., recycled content binders and paper; double-sided printing, and limited use of card stock or colored paper.

Ohio School Facilities Commission
Construction Manager Selection Process
FY '09 - 2nd Round

Group	School District	County	Est. Hard Cost
1	Bloomfield - Mespo Local SD	Trumbull	\$12,000,000
	Rootstown Local SD	Portage	\$35,000,000
			\$47,000,000
2	Old Fort Local SD	Seneca	\$10,000,000
	Tiffin City SD	Seneca	\$66,000,000
	Woodmore Local SD	Sandusky	\$19,000,000
			\$95,000,000
3	Brookville Local SD	Montgomery	\$30,000,000
	Cedar Cliff Loca SD	Greene	\$18,000,000
			\$48,000,000
4	Midview Local SD	Lorain	\$14,000,000
	Wadsworth City SD	Medina	\$77,000,000
			\$91,000,000
5	Canal Winchester Local SD	Franklin	\$53,000,000
	Lancaster City SD	Fairfield	\$35,000,000
			\$88,000,000
6	London City SD	Madison	\$20,000,000
	Jonathan Alder Loca SD	Madison	\$55,000,000
			\$75,000,000
7	Eaton City SD	Preble	\$51,000,000
8	Greenville City SD	Darke	\$59,000,000
9	Lexington Local SD	Richland	\$61,000,000
10	Napoleon City SD	Henry	\$52,000,000
11	Northeastern Local SD	Clark	\$95,000,000
12	Sandusky City SD	Erie	\$89,000,000

**OHIO SCHOOL FACILITIES COMMISSION
Construction Manager Proposal
Evaluation Form**

CM Firm:

Group:

Evaluator's Name:

		VALUE	SCORE
A. PROFILE - STAFF ASSIGNMENTS 30 Points	Executive	5	
	Project Manager	10	
	Project Superintendent	5	
	Design Manual Review Staff	5	
	Availability of Staff (depth)	5	
Participation of EDGE Business Enterprises (10 total) (use only 1 of the following 3 categories to score) 10 Points	5% - 19% EDGE Participation	3	
	20% - 49% EDGE Participation	6	
	50% - or more EDGE Participation	10	
B. ABILITY TO PROVIDE QUALITY ADMINISTRATION 30 Points	Knowledge of OSFC Policies and Procedures	5	
	Budget Management	10	
	Schedule Management	10	
	Understanding School Construction and Public Owners Requirements	5	
C. CM's PAST PERFORMANCE 30 Points	Performance Evaluations	10	
	Problem Solving and Dispute Resolution	5	
	Quality Control	10	
	Closeout	5	
	Total Score:		0

Comments:
