

REQUEST FOR QUALIFICATIONS
Construction Manager at Risk Services
Copley Township, Ohio
Police & Fire/EMS Safety Facility
Repurposing of current Fire Department Vehicle Bays
Reconstruction and Extension of Sunset Drive

In response and preparation for your firm's evaluation for the Project, please provide the following information. Provide in a format of your choice in the following order:

1. This Project will be bid and contracted for using the State of Ohio Prevailing Wage Law requirements. Please provide a brief description of your firm's experience with managing projects under this requirement and how you plan to assist the Owner with processing paperwork that meets the submission requirements for payment.
2. Please provide a brief statement on your firm's experience with using the AIA A133 – Cost of the Work Plus a Fee with a Guaranteed Maximum Price Agreement.
3. Please provide a brief description of three (3) projects completed within the last five (5) years that are similar in scope, design features, size, components, complexity, and if used the Construction Manager at Risk (CMr) delivery method.
4. Describe in detail your firm's process for estimating during the design process off documents that are not yet 100% complete. Include statements on your process and how you handle providing accurate estimates for the general, mechanical, electrical, plumbing, and fire protection systems. Please provide a statement on how you account for the current market conditions and how you handle the design details which are not yet included in the design documents.
5. Please provide a description on your firm's experience with "pre-purchasing" elements of a Project that are long lead in nature. Describe your process for pre-purchasing and ensuring the items purchased fall within the budget and contain the needed elements for integration into the Project at a later date.

6. Propose the Not-To-Exceed total compensation for completing the tasks and managing the services envisioned for this Project. Provide or be prepared to address your proposed staffing plan including billing rates for office and field personnel and subcontractors.
7. Please provide the desired Construction Contingency (as a percentage of the Cost of the Work) that would be included by your firm based on this project. We understand there are a number of variables in determining the actual Construction Contingency you would propose such as the quality of the documents, completeness of the specifications, complexity, etc., but we are asking for you to provide what you would expect to carry for an assignment of this type.
8. As the Construction Manager, please state your planned mark-up for any change orders issued during the construction period. This mark-up should be stated as a percentage for overhead and a percentage for profit. This mark-up should include your proposed overhead and profit for both Work directly done by your firm (e.g. self-performed) and for Work done by others (subcontractors).
9. State your planned "Fee" as defined in the Article 5 of the AIA A133 Agreement as a percentage of the Cost of the Work.
10. Please re-state those items of work that your firm is considering doing with your own forces (e.g. self-perform) such as demolition, carpentry, drywall, concrete, etc. If you will not be self-performing any work, please note why that is your policy or stance for this assignment.
11. Provide your firm's and subcontractors' insurance information including certificate of liability limits.
12. A draft of the proposed form of Agreement, General Conditions and various Exhibits will be provided to those firms selected in preparation for an in-person interview. The expectation is that the selected CMr firm will enter into this Agreement with minor changes/modifications. Include a comprehensive and detailed list of all exceptions to or deviations from the draft Agreement, and General Conditions. Include in that list:
 - a. identification of the precise language to be deleted, added, or modified;
 - b. your reasoning for each particular exception or deviation;
 - c. all cost impacts (if any) that would result directly from Owner's decision to accept or reject the exception or deviation noted.
13. Please provide any other additional information that you feel is relevant to this response. The state form F110-330 nor AIA A305 are desired.