



METROPARKS TOLEDO

REQUEST FOR QUALIFICATIONS ("RFQ") FOR CONSTRUCTION MANAGER AT RISK

NOTICE TO FIRMS

QUALIFICATIONS STATEMENTS marked “**Glass City Riverwalk – Construction Manager at Risk Services**” will be received at the Metropolitan Park District of the Toledo Area, Fallen Timbers Field Office, 6101 Fallen Timbers Lane, Maumee, Ohio 43537, until:

**12:00 PM Local Time on
Thursday, July 08, 2021**

Qualification Statements received after the specified due date and time will not be considered.

The Metropolitan Park District of the Toledo Area ("Owner") is seeking qualifications statements from Ohio Department of Transportation (ODOT) prequalified firms to provide Construction Manager at Risk (CMAR) services for construction of Better Utilizing Investments to Leverage Development (BUILD) grant funded portions of the Glass City Riverwalk, within the City of Toledo (the "Project"). In general, The CMAR shall work cooperatively with the Engineer of Record and any other consultants to the Project that may be retained by the Owner and provide, among other services, cost estimating, budgeting, value engineering, constructability review, scheduling and planning – ultimately arriving at an agreed-to guaranteed maximum price and constructing the Project. The planning & construction budget for this project has been set at approximately thirty million dollars.

RFQ packets for the Qualification Statement requirements may be obtained electronically by contacting Jon Zvanovec, Project Manager at jon.zvanovec@metroparkstoledo.com, (419) 407-9732. Three (3) copies and one (1) PDF electronic copy of the Qualifications Statement must be sealed, marked and submitted as instructed. The Metropolitan Park District of the Toledo Area will directly select the top three firms based on the Qualification Statements; those top three firms will subsequently be asked to respond to a Request for Proposals.

By order of the Board of Park Commissioners
METROPOLITAN PARK DISTRICT OF THE TOLEDO AREA

David D. Zenk, Director

1. INTRODUCTION

The Metropolitan Park District of the Toledo Area ("Owner") is seeking qualifications statements from firms to provide Construction Manager at Risk (CMAR) services for construction of BUILD grant funded portions of the Glass City Riverwalk, within the City of Toledo (the "Project"). A description of the Project, as well as site maps, and a link to existing reference documents are included in the Appendices attached hereto. If your firm is interested in being considered, please respond by submitting a qualifications statement as instructed below.

The Project budget is approximately thirty million dollars, including both planning and construction. Current designs are conceptual and undeveloped. Construction is expected to start by March, 2023, and substantial completion is targeted for June, 2025. Metroparks is currently/simultaneously soliciting for consultant services to support the project on behalf of the Owner, including: landscape architecture / engineering services in order to place The Engineer of Record; an Independent Estimator, and a Construction Administration consultant. A project surveyor and environmental consultant have already been placed on the project directly by Metroparks Toledo.

2. PROJECT DELIVERY

The Project will be constructed using the "Construction Manager at Risk" project delivery format generally described below. The pre-construction and construction phase services of the CMAR shall be set forth in more detail in the agreement between the Owner and CMAR, which shall include Owner and Project-specific terms and conditions ("CMAR Agreement"). This project will utilize BUILD funds from FHWA as passed through ODOT District 2. This is a Metroparks Toledo / ODOT LPA project. As a Federal-aid project, Federal-aid requirements apply, including FHWA Form 1273.

The CMAR method is substantially similar to the Construction Manager/General Contractor (CM/GC) project delivery method. The Ohio Revised Code Section 9.33 refers to this two-phase project delivery method as "Construction Manager at Risk". The United States Department of Transportation (USDOT) refers to this two-phase project deliver method as "Construction Manager/General Contractor" in the enabling rule at 23 CFR 635.501. The USDOT acknowledges that the CMAR delivery method is so substantially similar to the CM/GC delivery method that multiple states, by state law, use the names of these two delivery methods interchangeably. As such, for purposes of this document, any reference to a CMAR shall also be considered to refer to a 'Construction Manager/General Contractor'.

A. Pre-Construction Phase Services. The CMAR shall work cooperatively with the Engineer of Record and any other consultants to the Project that may

be retained by the Owner. The CMAR shall provide, among other services, scheduling, work sequencing, cost engineering, constructability, cost estimating, risk identification, preparation of preliminary staging plans, and consulting services such as on-site material sampling and data collection to assist in preliminary design work throughout the pre-construction phase.

When the design documents prepared by the Engineer of Record are at a stage of completion specified in the CMAR Agreement, such partially completed documents shall be provided to the CMAR (the "GMP Documents"). The CMAR, Engineer of Record and independent estimator shall work together to reconcile project estimates to within 10% of one another. The CMAR shall then submit to the Owner its proposed guaranteed maximum price (the "GMP Proposal") which shall include the CMAR's guaranteed completion date and the CMAR's qualifications and assumptions based upon the GMP Documents. The CMAR, Owner, and Engineer of Record, along with selected consultants, shall meet to reconcile any questions, discrepancies or disagreements relating to the GMP Proposal and the GMP Documents. The reconciliation shall be documented by an addendum to the GMP Proposal that shall be approved in writing by the Owner, Engineer of Record and CMAR. The CMAR shall then submit to the Owner, for the Owner's approval, the CMAR's final GMP Proposal based upon the GMP Documents and the approved qualifications to the GMP Documents. Contingent upon the Owner's approval of the final GMP Proposal, the parties will enter into an amendment to CMAR Agreement ("GMP Amendment"). If the Owner and CMAR cannot agree on a GMP, then the Owner may terminate the CMAR Agreement and seek bids for completion of the Project from other firms, or may request that CMAR perform the services as a construction manager as agent. Authorization for final design preconstruction services will not be authorized until after completion of the NEPA process. The contract for construction services is dependent on final completion of the NEPA review process including early work packages of any kind.

The parties will engage in an "open book" process in which the Owner, the Engineer of Record and the CMAR will review bids for trade work, the costs proposed for general conditions/overhead of the CMAR, and the fee of the CMAR. The Owner and Engineer of Record shall have access to all books, records, documents and other data in the CMAR's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the agreement.

B. Construction Phase Services. The CMAR shall construct the Project pursuant to the construction documents and in accordance with the Owner's schedule requirements which can necessitate scheduling work around events. Selection of subcontractors shall be based on competitive pricing. The CMAR shall self-perform a minimum 30% of all construction work, 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 pre-construction phase, equal employment, DBE requirements, prevailing wage

requirements, and submitting monthly reports of these activities to the Owner.

3. INTERVIEWS AND SELECTION

The CMAR shall be selected using (i) a qualification based selection process during this initial RFQ phase to develop a short-list of CMAR firms, and then (ii) a subsequent "best value" selection process during the Request for Proposal ("RFP") stage for the final CMAR selection.

A. RFQ Phase/Short-Listing of Firms. Each firm responding to this RFQ by submitting a statement of qualifications will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals identified as the firm's proposed team for the Project. Qualifications include competence to perform the required construction management services; ability to manage the required workload and provide qualified personnel, equipment, and facilities; past performance as reflected by the evaluation of previous clients with respect to factors such as control of costs, quality of work, and meeting deadlines; financial responsibility as evidenced by the capability to provide a surety bond equal to one hundred percent of the GMP; and other similar factors. The Owner may hold discussions with individual firms to explore further their qualifications, the scope and nature of the services they would provide, and the various technical approaches they may take regarding the Project. After evaluating the responses to this RFQ, the Owner will select a short-list of no more than three candidates in no particular order of preference that the Owner considers to be the most qualified to perform the services for the Project, except if the Owner determines that fewer than three firms are qualified, it will only select the qualified firms.

B. RFQ Evaluation Factors. The evaluator/evaluation committee will consider the following guidelines in awarding points to the evaluation criteria and the evaluations of the reference questions. The Evaluation Scoring Matrix is included in the Appendices.

- Superior: 91 – 100 Points exceptional – completely and comprehensively meets all of the requirements of the RFQ; may provide additional information or cover areas not originally addressed within the RFQ and/or include additional information and recommendations that would prove both valuable and beneficial to the agency.
- Good Response: 81 – 90 Points clearly meets all the requirements of the RFQ and demonstrates in an unambiguous and concise manner a thorough knowledge and understanding of the category or categories with no deficiencies noted.
- Fair Response: 70 – 80 Points minimally meets most requirements of the RFQ. Offeror demonstrated some ability to comply with guidelines and requirements of the category or categories, but knowledge of the subject matter is limited.
- Failed Response: 69 Points does not meet the requirements of the RFP. Offeror has not demonstrated sufficient knowledge of the subject matter.

C. Request for Pricing and Technical Proposals. The short-listed firms will be sent the RFP that will invite the firms to submit pricing proposals containing their proposed preconstruction stage compensation fee, construction stage personnel costs, construction stage itemized general conditions cost percentage, construction stage contingency percentage and construction stage fee percentage. The short-listed candidates will also receive (i) a description of the Project, including a statement of available design detail; (ii) a description of how the GMP shall be determined, including the estimated level of design detail upon which the GMP shall be based; (iii) the form of the CMAR Agreement; (iv) a request for a pricing proposal; and (v) a proposed Project schedule.

D. Interview. After submitting responses to the RFP, the three short-listed firms shall be interviewed by the Owner. The purpose of the interview will be to meet the Construction Manager's proposed Project team, become familiar with key personnel, and understand the Project approach and ability to meet the Owner's stated objectives for the Project. Each short-listed firm must be prepared to discuss with specificity the firm's capacity to perform the work in compliance with the Owner's timetable and budget. The Owner will notify each short-listed firm to schedule individual times for the interviews after the RFP responses have been received. The Owner reserves the right to waive interviews, if it's determined they're unnecessary, based on responses to the solicitation.

E. Selection of the Construction Manager at Risk and Negotiation of the CMAR Agreement. After the interviews, the Owner shall negotiate the CMAR Agreement with the firm whose pricing proposal the Owner determines to be the best value. Contract negotiations shall be directed toward: (i) ensuring that the CMAR and the Owner mutually understand the essential requirements involved in providing the required services, including the provisions for the use of contingency funds and the possible distribution of savings in the final costs of the project; (ii) ensuring that the CMAR will be able to provide the necessary personnel, equipment, and facilities to perform the services within the required timeline; and (iii) agreeing upon a procedure and schedule for determining the GMP that shall include the costs of all the work, the cost of its general conditions, the contingency, and the fee payable to the CMAR.

E. Selection Schedule. The Owner's anticipated schedule for selection of the Construction Manager is as follows:

Task	Date
RFQ posted	06/09/2021
RFQ due	07/08/2021
Metropark review	07/09 – 07/13/2021
Interviews (if needed)	07/14 – 07/15/2021
RFP sent to short listed firms	07/16/2021
RFP due	08/04/2021

Metropark review	08/05 – 08/10/2021
Interviews	08/11 – 08/12/2021
Preconstruction Services Contract Award to Selected CMAR	08/25/2021

Those responding to the RFQ will be notified if the foregoing schedule changes.

4. QUALIFICATIONS STATEMENT CONTENTS

Firms are requested to submit the following information when submitting a Statement of Qualifications in response to this RFQ

- A. Cover Letter. Cover letter must include: (a) name, address and phone number of the office where the personnel assigned to the Project will be based, (b) name, title and phone number of the principal contact person.
- B. Firm Profile. The firm profile must include: (a) years of existence; (b) legal form of firm, (c) location of home office; (d) general firm history. If the proposed form of entity is a joint venture, please identify each entity in the joint venture, their respective percentage of participation, and the information requested in the first sentence of this paragraph for each joint venture. Provide a summary, on three pages or less, describing why your firm/team is the most qualified for the Project.
- C. Standard Qualifications. Complete and provide a Contractor's Qualification Statement using AIA Document A305.
- D. Bonding/Insurance. Provide evidence of capacity to provide bonding 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.
- E. Similar Experience. Provide a list of your firm's experience with park, riverfront, streetscape, trail and building projects. Include: (a) description of the project and the services your firm provided for the project; (b) start and completion dates for each project; (c) name, title and telephone number of the client contact most familiar with your services on the project, (d) the contract amount, and (e) whether you completed each project pursuant to the agreed project schedule and, if not, why.
- F. CMAR and/or CM/GC Project Delivery Experience. Provide a list of your firm's experience as a CMAR and/or CM/GC within the last five years. For each project provide: (a) a description of the project and the services your firm provided for the project including the percentage of self-performed work; (b) the start and completion dates for each project; (c) the name, title and telephone number of

the client contact most familiar with your services on the project, (d) the contract amount, and (e) whether you completed each project pursuant to the agreed project schedule and, if not, why.

G. Personnel/Staffing. Provide a project organizational chart containing the names and titles of the proposed staff for the Project. At a minimum, the chart should include at least three (3) officers or senior employees (e.g., Project executive, Principal-in-charge, Project Manager or Project Superintendent or similar designation) who will be available for work on the Project. For every person listed on the chart, provide a one- page resume highlighting relevant experience and identify the phase(s) of the Project to which the individual will be assigned and the percentage of that individual's time to be devoted to the Project.

H. Management Systems. Describe the record keeping, reporting, monitoring and other information management systems that the firm would propose to use for the Project. Describe the scheduling and cost control systems the firm would propose to use for the Project.

I. Self-Performed Work. The CMAR is responsible to self-perform a minimum 30% of all construction work. Indicate work the firm intends to self-perform on the Project through an acceptable competitive process and the nature of the work and capability to self-perform.

J. Estimating. Provide evidence of capability of in-house estimating on projects comparable to the Project.

L. Scheduling. Provide evidence of track record of managing projects to the original schedule.

M. Safety Program. Briefly describe the firm's in-house safety program.

N. Environmental Experience. Provide examples of your firm's experience working within or around environmentally sensitive areas and how your firm addressed those concerns in the performance of its work for each example.

O. Prior Defaults. Provide a complete listing of any public or private construction projects for which the firm has been declared in default.

P. Legal Compliance. Provide the firm's history of compliance with federal, state and local laws, rules and regulations, and any EPA, OSHA, ODOT or other regulating entity issues or citations in the last ten (10) years.

Q. Sustainability. Describe the firm's experience related to sustainability initiatives. Include pertinent details of past projects where your firm successfully implemented sustainable practices in demolition and construction waste management; energy savings during demolition, construction or renovation

projects; and energy conservation measures during similar past projects.

R. Other Considerations. Describe the firm's willingness to accept liquidated damages and experience with such provisions on other similar projects, as well as other strengths and experiences for consideration.

5. INSTRUCTIONS FOR SUBMISSIONS

A. Response Deadline. Qualifications Statements in response to this RFQ must be received in a sealed envelope clearly marked "**Glass City Riverwalk – Construction Manager at Risk Services**" and delivered to the addresses in Section 5.B. by 12:00 P.M., local time on **July 08, 2021**. Responses received after this date and time will not be considered.

B. Submission. Three paper copies and one PDF electronic copy (under 10MB) of the qualifications statement must be sent to:

Metroparks Toledo
Emily Ziegler
6101 Fallen Timbers
Lane Maumee, Ohio
43537

One PDF electronic copy (under 15MB) of the qualifications statement must also be sent to: emily.ziegler@metroparkstoledo.com; jon.zvanovec@metroparkstoledo.com.

C. Questions; Inquiries. Questions regarding interpretation of the content of this RFQ must be directed in writing to:

Jon Zvanovec
jon.zvanovec@metroparkstoledo.com
(419) 407-9732

D. Communications. Firms considering responding to this RFQ are strictly prohibited from communicating with any member of the Owner's staff, or Owner's representative(s), as all questions must be directed to the person identified in Section 5.C.

E. Public Records. All documents submitted to the Owner in response to this RFQ are public records and will be available for inspection in accordance with Ohio Revised Code Section 149.43 at the conclusion of the selection process. Insurance certificates and policies shall remain confidential, except under proper order of a court.

F. Cancellation; Rejection. The Owner reserves the right to accept or reject any or all qualifications statements and cancel at any time for any reason this RFQ, any portion of this RFQ or any phase of the Project. The Owner shall

have no liability to any firm arising out of such cancellation or rejection. The Owner reserves the right to waive minor variations in the selection process.

G. Costs. The Owner assumes no responsibility for costs incurred in the preparation, presentation or submission of the qualifications statements.

H. Amendments to RFQ. At its discretion, the Owner may amend this RFQ at any time prior to the deadline for receipt of qualifications statements, and distribute the amendments to all firms who are on record with the Owner as having requested and been furnished a copy of this RFQ.

6. APPENDICES

- Exhibit A – Project Overview
- Exhibit B – Project Area Map
- RFQ Evaluation Scoring Matrix
- A wealth of relevant BUILD / Riverwalk documents exists on the Toledo Metropolitan Area Council of Governments (TMACOG) website:
<https://tmacog.org/news/2020-build-grant-application-materials>

Exhibit A

PROJECT OVERVIEW:

The mission of Metroparks Toledo is to conserve the region's natural resources by creating, developing, improving, protecting, and promoting clean, safe, and natural parks and open spaces for the benefit, enjoyment, education, and general welfare of the public.

The Vision: Metroparks Toledo will be, in its culture and community engagements, the beacon for conservation of natural resources; diversity, equity, and inclusion; and the activation and promotion of spaces that enhance physical and mental health. The communal pursuit of these aspirations will elevate our region and transform its identity.

Project description: The Glass City Riverwalk (GCR) is a transformative project in the heart of Toledo. Taking advantage of the region's greatest asset, the Maumee River, the GCR seeks to:

- Support and encourage multi-modal transportation options to and from points of interest
- Stimulate economic growth with infrastructure that supports a diversity of programming opportunities
- Implement a shared-use path network that encourages physical and mental health
- Transform the riverfront with a fresh appearance that connects people to the Maumee River
- Integrate urban ecology strategies that improves water quality and manages stormwater

This project focuses on multi-modal transportation and place-making improvements in five distinct project areas: Glass City Metropark, International Park, Vistula, Downtown Toledo and the Garfield Greenway, and across three bridges: Anthony Wayne, Martin Luther King, and Craig Memorial Bridge. The vision of the GCR is a completely accessible riverfront that extends along both sides of the Maumee. The open space is connected by a network of shared-use paths, parks, and open corridors. The new riverfront network in downtown Toledo will provide the cornerstone for the region's parks and trail systems.

The GCR will be completed in phases and will include bike/pedestrian access, repairs to the existing seawall, shoreline restoration, green storm water infrastructure, primary and secondary nodes, passive and active park green space, transient docks, and an innovative kayak share program to facilitate access to a water recreational trail.

When complete, the project will improve access to and from riverfront destinations and provide reliable safe and accessible transportation options as well as contribute to ongoing revitalization of downtown Toledo. The project places an emphasis on quality of life and improving healthy lifestyles through alternative transportation that encourages energy efficiency practices, such as walking, bicycling, and transit. An increase in transportation choices for pedestrians improves connectivity to jobs and other critical destinations. The new shared-use path will be a transportation resource connecting into existing trail

networks and facilitating outdoor recreational activities and increasing environmental sustainability by repairing or removing existing sea wall. The installation of pedestrian and bicycle amenities will reduce the interactions of these two with vehicular traffic, reducing congestion, accidents and fatalities. The project is supported by a broad array of local stakeholders committed to revitalization of our region.

Project Goals: The overall goal is that the GCR will highlight Toledo as one of the most livable cities in the United States through the use of modern infrastructure, shared-use paths, active transportation systems, and safe and vibrant neighborhoods. The completed transportation network will be a centerpiece for the community and with a number of significant investments over the last 10 years in the downtown area, the Riverwalk will connect these investments to one another and serve as a major economic catalyst.

Our plan for the riverfront provides a continuous shared-use path on both sides of the Maumee River. Access points are strategically located to connect to each of the adjacent neighborhoods. The current infrastructure is in varying states of disrepair and has reached the end of its useful life. Additionally, in some areas, the infrastructure is disconnected from the later network, or simply does not exist. In a truly accessible and connected network, people of all ages and abilities will be able to navigate the community through safe and reliable infrastructure.

Project Details: The Riverwalk is designed with three levels in mind:

- **Level 1:** The entire GCR needs to function as one unit. A consistent, underlying theme will be expressed throughout the network to provide a cohesive network.
- **Level 2:** Each district is rooted to a neighborhood that has its own sense of character and culture. Subthemes provides each district the opportunity to express their uniqueness.
- **Level 3:** Within each district is a smaller subset of spaces, referred to as nodes. These primary and secondary nodes are discussed in further detail below.

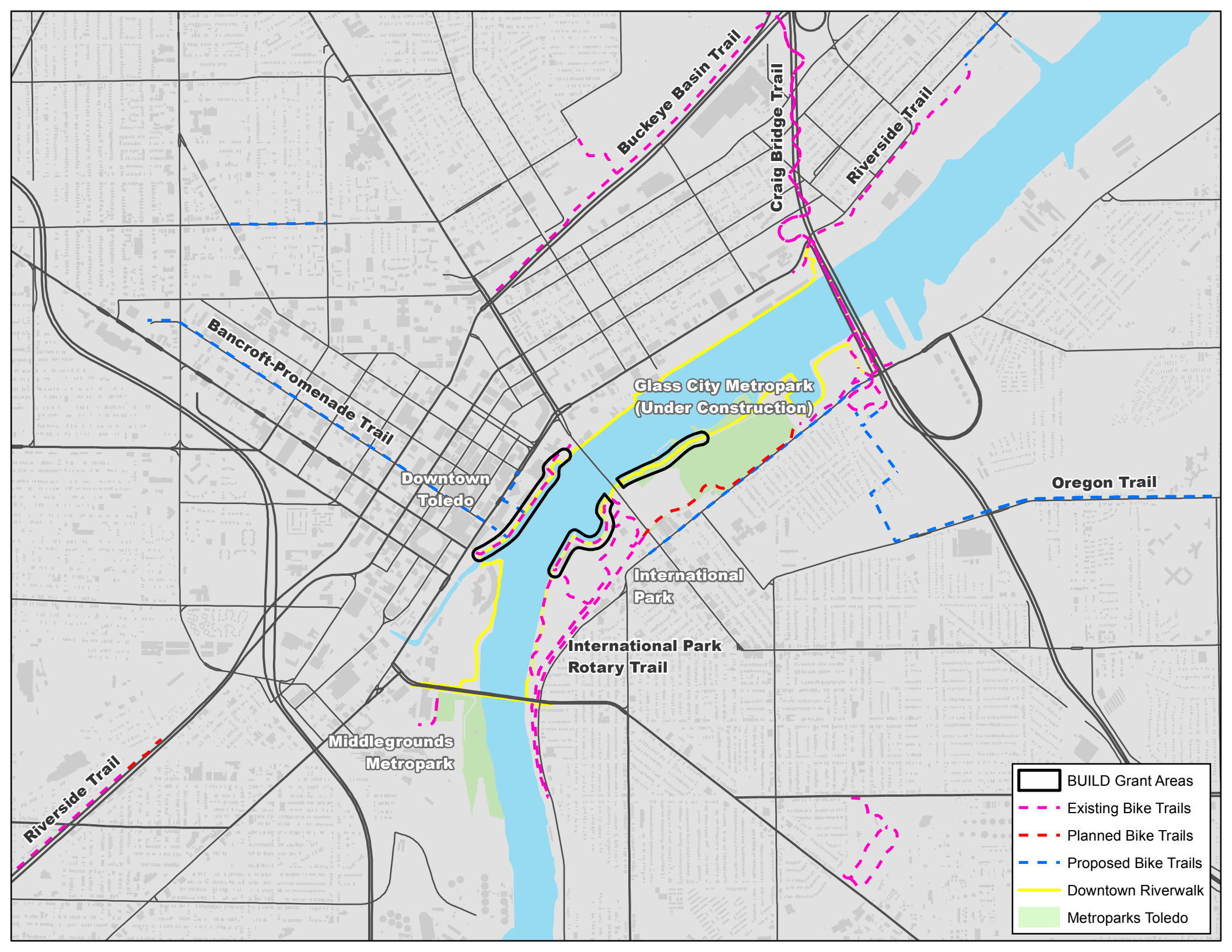
The current design of the GCR is a combination of connectors, links, and nodes:

- **Connectors** are generally linear corridors that provide clear routes in two directions. Widths vary and are determined by the intensity of users. Amenities are integrated in a designated zone.
- **Primary nodes** are landmark destinations. They are recognizable anchors within neighborhoods along the riverfront. Their primary role is to function as an attraction and provide both core and supplemental amenities.
- **Secondary nodes** are gateways. They are located at trail access points from adjacent neighborhoods and street ends. Their primary role is to function as a gateway and provide core amenities

NEPA: This project and the CMAR will comply with National Environmental Policy Act (Process initiated April/2021) as it pertains to the Preferred Alternative, and incorporate refined environmental commitments and design recommendations into the project.

Project Schedule: The Project Schedule below is subject to change based on planning considerations. As per the project schedule, all necessary preconstruction activities will be complete to allow grant funds to be obligated no later than September, 2022.

Milestone	Date
Initiate ROW Process	3/5/2021
Metroparks submit solicitation documents for review (CMAR RFQ & RFP, ICE LOI, Engineer of Record LOI & all scoring sheets)	3/31/2021
Metroparks submit procedural documents for review	4/23/2021
Approval of solicitation documents (Engineer of Record, ICE, CMAR)	6/3/2021
Initiate NEPA Process	5/19/2021
Metroparks Board Approval to proceed	5/26/2021
Metroparks request for Advanced Construction authorization	6/11/2021
Approval of CMAR procedural documents	6/8/2021
Advanced Construction authorization to proceed with preliminary engineering including CM services	8/1/2021
Solicit for Engineer of Record (LOI) & CMAR services (RFQ, RFP)	6/9/2021
Executed Grant Agreement	7/16/2021
Engineer of Record selection and contract approval	8/25/2021
Submit request for encumbrance of PO for Engineer of Record	8/25/2021
CMAR selection and contract approval	8/25/2021
Submit request for encumbrance of PO for CMAR	8/25/2021
Obligate funds for preliminary engineering	12/31/2021
NEPA Documentation Complete	12/31/2021
Schematic Planning complete - including public engagement & alternatives	1/4/2022
Solicit for Independent Cost Estimator (LOI)	3/15/2022
Independent Cost Estimator selection and contract approval	4/1/2022
Execute grant amendment	6/25/2022
ROW certified	7/1/2022
CA Services solicitation and contract approval	7/8/2022
Final Engineering acceptable cost estimate to determine a GMP	7/15/2022
Reconcile cost estimates within 10%	7/15/2022
DA review/approval for FHWA post-NEPA review of at-risk final design costs	8/1/2022
Request authorization for construction	9/1/2022
Obligate funds for construction	12/31/2022
Funds Must Be Obligated	3/1/2023
Permits	12/31/2022
Physical Construction	3/1/2023
Other considerations:	
Selected construction oversight practices	
Quarterly grant reporting - begins after grant agreement is executed	



RFQ SCORING MATRIX

METROPARKS TOLEDO, GLASS CITY RIVERWALK CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES

RFQ DUE DATE: JULY 08, 2021, 12:00PM LOCAL TIME
 COMPLETION DATE: AUGUST 25, 2021 (TENTATIVE CMAR CONTRACT DATE)

REF.	DESCRIPTION	TOTAL POINTS POSSIBLE	COMMENTS & NOTES	SCORE	COMMENTS & NOTES	SCORE
	THREE PAPER COPIES AND ONE DIGITAL COPY RECEIVED BY THE DEADLINE AS DIRECTED	P/F				
A	COVER LETTER: COVER LETTER MUST INCLUDE: (A) NAME, ADDRESS AND PHONE NUMBER OF THE OFFICE WHERE THE PERSONNEL ASSIGNED TO THE PROJECT WILL BE BASED, (B) NAME, TITLE AND PHONE NUMBER OF THE PRINCIPAL CONTACT PERSON.					
	PRINCIPAL IDENTIFIED	3		0		0
B	FIRM PROFILE: THE FIRM PROFILE MUST INCLUDE: (A) YEARS OF EXISTENCE; (B) LEGAL FORM OF FIRM, (C) LOCATION OF HOME OFFICE; (D) GENERAL FIRM HISTORY. IF THE PROPOSED FORM OF ENTITY IS A JOINT VENTURE, PLEASE IDENTIFY EACH ENTITY IN THE JOINT VENTURE, THEIR RESPECTIVE PERCENTAGE OF PARTICIPATION, AND THE INFORMATION REQUESTED IN THE FIRST SENTENCE OF THIS PARAGRAPH FOR EACH JOINT VENTURE. PROVIDE A SUMMARY, ON THREE PAGES OR LESS, DESCRIBING WHY YOUR FIRM/TEAM IS THE MOST QUALIFIED FOR THE PROJECT.					
	PROXIMITY	3		0		0
C	STANDARD QUALIFICATIONS: COMPLETE AND PROVIDE A CONTRACTOR'S QUALIFICATION STATEMENT USING AIA DOCUMENT A305.					
D	BONDING INSURANCE: PROVIDE EVIDENCE OF CAPACITY TO PROVIDE BONDING 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 FOR PROFESSIONAL LIABILITY.					
	BONDING CAPACITY AND LIABILITY LIMITS ADDRESSED	3		0		0
E	SIMILAR EXPERIENCE: PROVIDE A LIST OF YOUR FIRM'S EXPERIENCE WITH PARK, BUILDING, AND STREETSCAPE PROJECTS. INCLUDE: (A) DESCRIPTION OF THE PROJECT AND THE SERVICES YOUR FIRM PROVIDED FOR THE PROJECT; (B) START AND COMPLETION DATES FOR EACH PROJECT; (C) NAME, TITLE AND TELEPHONE NUMBER OF THE CLIENT CONTACT MOST FAMILIAR WITH YOUR SERVICES ON THE PROJECT, (D) THE CONTRACT AMOUNT, AND (E) WHETHER YOU COMPLETED EACH PROJECT PURSUANT TO THE AGREED PROJECT SCHEDULE AND, IF NOT, WHY.					
	PARK, BUILDING AND STREETSCAPE EXPERIENCE	10		0		0
	PROJECTS COMPLETE ON BUDGET / SCHEDULE	10		0		0
	PAST PERFORMANCE	10		0		0
F	CM/GC OR CM AT-RISK PROJECT DELIVERY EXPERIENCE: PROVIDE A LIST OF YOUR FIRM'S EXPERIENCE AS A CM AT-RISK WITHIN THE LAST FIVE YEARS. FOR EACH PROJECT PROVIDE: (A) A DESCRIPTION OF THE PROJECT AND THE SERVICES YOUR FIRM PROVIDED FOR THE PROJECT; (B) THE START AND COMPLETION DATES FOR EACH PROJECT; (C) THE NAME, TITLE AND TELEPHONE NUMBER OF THE CLIENT CONTACT MOST FAMILIAR WITH YOUR SERVICES ON THE PROJECT, (D) THE CONTRACT AMOUNT, AND (E) WHETHER YOU COMPLETED EACH PROJECT PURSUANT TO THE AGREED PROJECT SCHEDULE AND, IF NOT, WHY.					
	CMAR SPECIFIC EXPERIENCE	15		0		0
G	PERSONNEL / STAFFING: PROVIDE A PROJECT ORGANIZATIONAL CHART CONTAINING THE NAMES AND TITLES OF THE PROPOSED STAFF FOR THE PROJECT. AT A MINIMUM, THE CHART SHOULD INCLUDE AT LEAST THREE (3) OFFICERS OR SENIOR EMPLOYEES (E.G., PROJECT EXECUTIVE, PRINCIPAL-IN-CHARGE, PROJECT MANAGER OR PROJECT SUPERINTENDENT OR SIMILAR DESIGNATION) WHO WILL BE AVAILABLE FOR WORK ON THE PROJECT. FOR EVERY PERSON LISTED ON THE CHART, PROVIDE A ONE-PAGE RESUME HIGHLIGHTING RELEVANT EXPERIENCE AND IDENTIFY THE PHASE(S) OF THE PROJECT TO WHICH THE INDIVIDUAL WILL BE ASSIGNED AND THE PERCENTAGE OF THAT INDIVIDUAL'S TIME TO BE DEVOTED TO THE PROJECT.					
	PM ABILITY	5		0		0
	STAFF / ADMIN ABILITY	5		0		0
	TECH STAFF ABILITY	5		0		0
	FIELD CA ABILITY	3		0		0
H	MANAGEMENT SYSTEMS: DESCRIBE THE RECORD KEEPING, REPORTING, MONITORING AND OTHER INFORMATION MANAGEMENT SYSTEMS THAT THE FIRM WOULD PROPOSE TO USE FOR THE PROJECT. DESCRIBE THE SCHEDULING AND COST CONTROL SYSTEMS THE FIRM WOULD PROPOSE TO USE FOR THE PROJECT.					
	INFORMATION SYSTEM BEST PRACTICES EVIDENT	5		0		0
I	SELF PERFORMED WORK: INDICATE WHETHER THE FIRM INTENDS TO SELF-PERFORM ANY WORK ON THE PROJECT THROUGH AN ACCEPTABLE COMPETITIVE PROCESS AND, IF SO, THE NATURE OF THE WORK AND CAPABILITY TO SELF-PERFORM.					
	CAPABLE OF SELF PERFORMING >30% WORK	5		0		0
J	ESTIMATING: PROVIDE EVIDENCE OF CAPABILITY OF IN-HOUSE ESTIMATING ON PROJECTS COMPARABLE TO THE PROJECT.					
	ESTIMATING BEST PRACTICES EVIDENT	5		0		0
L	SCHEDULING: PROVIDE EVIDENCE OF TRACK RECORD OF MANAGING PROJECTS TO THE ORIGINAL SCHEDULE.					
M	SAFETY PROGRAM: DESCRIBE THE FIRM'S IN-HOUSE SAFETY PROGRAM.					
N	ENVIRONMENTAL EXPERIENCE: PROVIDE EXAMPLES OF YOUR FIRM'S EXPERIENCE WORKING WITHIN OR AROUND ENVIRONMENTALLY SENSITIVE AREAS AND HOW YOUR FIRM ADDRESSED THOSE CONCERNS IN THE PERFORMANCE OF ITS WORK FOR EACH EXAMPLE.					
	ENVIRONMENTAL SENSITIVITY EVIDENT	5		0		0
O	PRIOR DEFAULTS: PROVIDE A COMPLETE LISTING OF ANY PUBLIC OR PRIVATE CONSTRUCTION PROJECTS FOR WHICH THE FIRM HAS BEEN DECLARED IN DEFAULT.					
P	LEGAL COMPLIANCE: PROVIDE THE FIRM'S HISTORY OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS, AND ANY EPA, OSHA OR OTHER REGULATING ENTITY ISSUES OR CITATIONS IN THE LAST TEN (10) YEARS.					
	UNDERSTANDING OF COMPLIANCE ISSUES EVIDENT	5		0		0
Q	SUSTAINABILITY: DESCRIBE THE FIRM'S EXPERIENCE RELATED TO SUSTAINABILITY INITIATIVES. INCLUDE PERTINENT DETAILS OF PAST PROJECTS WHERE YOUR FIRM SUCCESSFULLY IMPLEMENTED SUSTAINABLE PRACTICES IN DEMOLITION AND CONSTRUCTION WASTE MANAGEMENT; ENERGY SAVINGS DURING DEMOLITION, CONSTRUCTION OR RENOVATION PROJECTS; AND ENERGY CONSERVATION MEASURES DURING SIMILAR PAST PROJECTS.					
	SUSTAINABILITY PRACTICES EVIDENT	3		0		0
R	OTHER CONSIDERATIONS:					
	TOTAL POINTS	100		0		0