

February 12, 2025

REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION MANAGER

PROJECT OVERVIEW

Owner

The Port

Project Location

Atrium Two: 221 E 4th Street, Cincinnati, OH 45202

Project Description

The Port will be moving to a new office space in Atrium Two that is approximately 15,242 RSF. The space is interested in supporting an organization of approximately sixty (60) individuals, twelve (12) who will be accommodated in offices and forty-eight (48) which will be accommodated in workstations. The office should provide adequate collaboration and amenities to meet the needs of the organization. The office should feel uniquely The Port and enhance a collaborative culture. The space should consider proper acoustics for privacy and focused work.

Anticipated Project Schedule

The Port desires to move and occupy their new space by the end of June 2025. It is recognized that this is an aggressive schedule.

Anticipated Project Budget

The Port has been provided with a TI allowance of \$75 per SF. They are permitted to utilize this allowance for architectural services, consulting fees, construction, furniture costs and installation, voice, and data cabling, and move costs. The goal is to maximize the work for the project within this allowance and leverage creative problem solving to maximize impact while limiting investment. Additional investment will be made as required.

Project Team

The current project team includes the following:

- Owner's Rep Services – 39Forward – Dom Iacobucci and Brandon Amann
- Project Management Support – Cushman Wakefield – Josh Walters
- Architecture – GBBN
- CM/GC – TBD
- Furniture – Loth Furniture

Decision-Making Structure

The leadership team of The Port will make all decisions.

SCOPE OF SERVICES

The successful CM is expected to collaborate with the Owner (or Owner's Representative), Architect, and Sub-Consultants to the Architect through the construction and occupancy of the project. The Port is interested in MBE/WBE participation (see attached documentation). No prevailing wage is anticipated being required.

The CM will construct the project pursuant to the Construction Documents and in accordance with schedule requirements. The CM will be fully responsible for the means and methods of construction. These services shall include, but are not limited to:

- Maintain competent staff dedicated to the project.
- Manage all subcontractors.
- Coordinate work, including work contracted directly by the Owner.
- Site management and supervision.
- Quality control and assurance.
- Safety management.
- Schedule and phasing control and management.
- Budget control and financial management.
- Change order and bulletin management.
- Regular progress reporting.

SELECTION INFORMATION AND APPROACH

This is a request for qualifications. All qualified participants will be asked to participate in a hard bid process. The intent of this process is to select the firm that is the best fit for the project.

Process Timeline

Below is the expected timeline.

- 02/12/25 - Post Request for Qualifications
- 02/27/25 – Request for Qualifications Due at 5:00PM EST
- 03/14/25 – CMr's Passing Qualification Status Communicated
- 03/17/25 – Pricing, Permit, Bid Set Sent to CMr for GMP Pricing
- 04/04/25 – GMP Pricing by CMr Due at 12:00PM EST
- 04/09/25 – CMr Selected and All Bidders Notified Status
- 04/11/25 – Final Construction Documents provide to Selected CMr
- 04/14/25 – Construction Commence

Correspondence and Submission Requirements

All correspondence should be through Dom Iacobucci. All email correspondence should be by dom@39forward.com with the Subject Line "The Port Atrium Two." Dom can also be reached at 513-509-7324.

Confidentiality

Pursuant to Ohio public records laws, written communications to The Port may qualify as public records available for inspection by the public and/or media.

Economic Inclusion

Economic inclusion is a core value at the Port. The Port welcomes all prospective Contractors without regard to the business owners' race, gender, or company size. This commitment is embedded in our Economic Inclusion Policy, which aims to empower Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), and

Small Business Enterprises (SBEs). Based upon the funding source for the proposed contract, RFP/Qs may include target participation goals for Disadvantaged Business Enterprises (DBEs). Contractors may assist the Port in achieving these goals either directly, or by contracting with qualifying subcontractors.

Selection Process and Evaluation Criteria

This RFQ has been posed for open public response.

CMr responses will be evaluated based on all criteria that considers all information provided in your submission.

Criteria included, but not limited to:

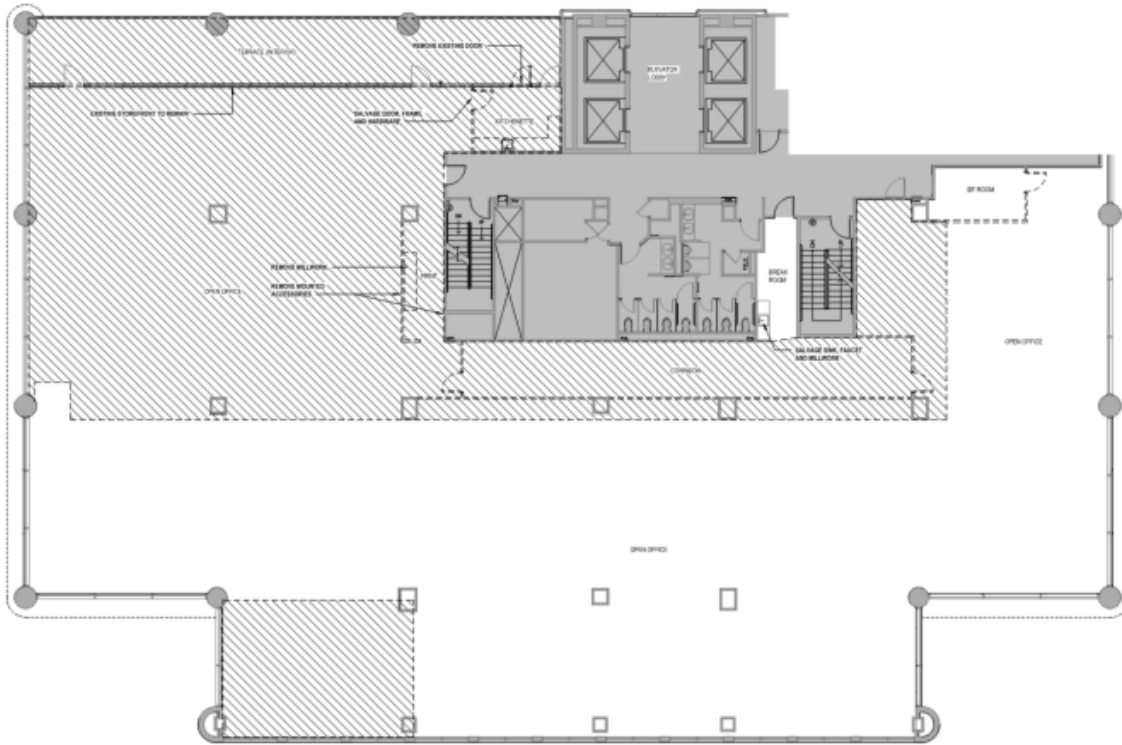
- Experience and qualifications of the firm and key personnel.
- Approach to pre-construction and construction phase services.
- Demonstrated understanding of the project goals and objectives.
- Past performance on similar projects, including quality, timeliness, and budget adherence.
- Financial stability.
- Safety record.
- Proposed schedule and timeline for project delivery.
- Overall suitability for the project including cultural fit and economic inclusion.
- Experience and relationship with The Port.
- Demonstrated innovation and ingenuity.

Submission Requirements

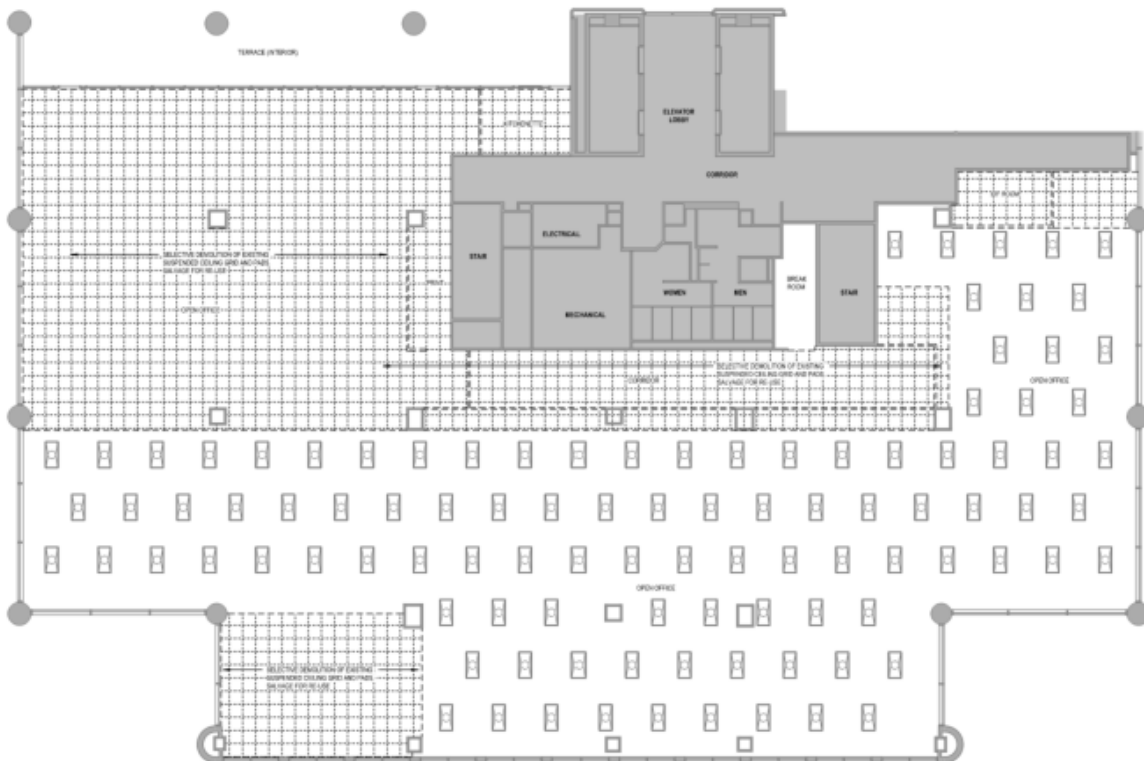
1. Provide a brief description about your company and with a clear capabilities statement.
2. Provide differentiation. Describe what makes your firm uniquely qualified for this project.
3. Provide a three-year summary of your firm's financials that includes an interim or year-end balance sheet.
4. Provide your firm's current backlog and capacity to be able to perform the work of this project.
5. Provide your Insurance Certificate about availability to meet the anticipated insurance requirements of the project (see example documents provided from Acabay).
6. Provide data from the last five years for Experience Modification Rating (EMR).
7. Provide a list with relevant details of any ongoing litigation associated with past projects.
8. Provide your overall thoughts on the Project Overview including scope, budget, and schedule.
9. List of a max three (3) similar projects completed locally in the last 5 years of similar scope, size, and complexity. Include contact name, title, phone number and/or e-mail.
10. Provide an organizational chart and resumes or quick overview paragraph for all key personnel proposed for the project team and their role.
11. Describe your approach to schedule management throughout the process including material sourcing.
12. Describe your project accounting and cost control processes and procedures.
13. Provide your metric goal for economic inclusion and describe how you intend to achieve it. Submissions should include a plan that commits inclusion goals the CM realistically can achieve for the project utilizing best and reasonable efforts to align with the Port's EI policy. Included is a copy of a template example.
14. Describe your approach to ensuring client satisfaction.
15. Describe your approach to managing risk on a project.

INITIAL ANTICIPATED DESIGN

Design is currently ongoing with GBBN. Below are drawings that were presented as part of the schematic design package completed on 2/1/2025.



Initial Schematic Demolition Plan



Initial Schematic Demolition Reflected Ceiling Plan



Initial Schematic Plan



Initial Schematic Reflected Ceiling Plan