

## **Request for Qualifications for Construction Management Services**

### **Public Announcement**

The Bedford City School District invites qualified Construction Management firms to submit a statement of qualifications for its Capital Improvement Program consisting of a new Pre K-2, Middle School and High School with a projected budget of \$161 million. Firms interested in being considered for a contract to provide the required services should reply with a statement of qualification no later than 4pm on February 22, 2024. Statements received after this deadline may not be considered.

Requirements are stated below. Questions and/or clarifications may be requested by phone, email or, in writing to:

Tad Ellsworth, Executive Director of Operations  
Bedford Heights City Schools  
475 Northfield Road  
Bedford, OH 44146  
Phone: (440) 439-1500  
Email: tellsworth@bedfordschools.org

### **Request for Qualifications for Construction Management Services**

The Bedford City School District intends to contract for construction management services. Services to include those required on an OFCC project and described in their documents for CMR including the following:

1. Review all existing conditions.
2. Preparation of construction estimates.
3. Evaluation of constructability of facilities.
4. Development of Project schedules
5. Assist in media relations and creating presentation materials.
6. Development of bidding strategies to minimize costs and deliver a quality project.
7. Construct improvements pursuant to the plans and specifications developed by GPD Group.

Firms wishing to submit their qualifications shall include the following minimum information:

- Firm description and history
- Staff qualifications including staff assignments with resumes of key personnel who will be directly involved in providing services to the district.
- Specific qualifications of the project manager including a listing of his/her recent project experience.
- Listing of not less than (5) similar projects completed within the last (10) years.

- References including at least (5) school administrators that the submitting firm has worked for within the last (5) years.
- Listing of the firm's experience in Ohio K-12 projects, including district names, contact person, project costs and completion dates. Please include at least three projects that exceed \$50 million in size or involve multiple buildings.
- Listing of current and projected projects, current phases of work, construction value and required staff for each project. Discuss the firm's ability to provide staff and services for this project in light of the firm's other current and projected projects.
- Statement outlining the firm's ability to gain consensus and engage the community. Specific examples of community engagement programs are required.
- Identify your professional liability insurance limits and name of carrier and whether you provide financial assurance on your projects.
- In the event the firm proposes a joint venture with other firms, or to retain a consultant or subcontractor to perform all or a portion of the required services, the firm's proposal should provide the same information with respect to the proposed joint venturer, consultant or subcontractor and its qualifications as the firm provides with respect to itself and its qualifications.

Submitting firms shall include (8) complete copies of their Statement of Qualifications by February 22nd to Tad Ellsworth at the address above.

# BUILDING A BRIGHTER FUTURE

OVERALL PROGRAM SCHEDULE • 1/18/24



The detailed schedule is a living document and subject to change. It will become more finalized once we are further through the design process and a construction manager is on board to provide input.

## Pre-K through Grade 2 School (Feb 2024 - May 2027)

PHASES	DURATION	2024	2025	2026	2027	2028
Visioning and Programming	Feb 2024 - Apr 2024	■				
Schematic Design	May 2024 - Jul 2024	■				
Design Development	Aug 2024 - Nov 2024	■				
Construction Documents	Dec 2024 - Mar 2025	■				
Bidding	Apr 2025		●			
Construction	May 2025 - May 2027		■			
PK-2 School OPENS	Fall 2027				★	

## Grades 6-8 School and BOE Wing (Feb 2024 - May 2027)

PHASES	DURATION	2024	2025	2026	2027	2028
Visioning and Programming	Feb 2024 - Apr 2024	■				
Schematic Design	May 2024 - Jul 2024	■				
Design Development	Aug 2024 - Nov 2024	■				
Construction Documents	Dec 2024 - Mar 2025	■				
Bidding	Apr 2025		●			
Construction	May 2025 - May 2027		■			
6-8 School and BOE Wing OPENS	Fall 2027				★	

## Grades 9-12 School with Career Tech (Apr 2025 - Aug 2028)

PHASES	DURATION	2024	2025	2026	2027	2028
Visioning and Programming	Feb 2024 - Apr 2024	■				
Schematic Design	Apr 2025 - Jul 2025		■			
Design Development	Aug 2025 - Nov 2025		■			
Construction Documents	Dec 2025 - Mar 2026		■			
Bidding	Apr 2026			●		
Construction	May 2026 - Jul 2028			■		
9-12 School w/ Career Tech OPENS	Fall 2028					★

Renovation/reprogramming of Heskett to convert to a 3-5 school as well as various demolitions will occur concurrently with the related construction above to allow for construction sequencing and educational needs.