

Construction Manager at Risk Agreement Recommendation

State of Ohio Standard Forms and Documents

FY23-24 Statewide Cabins
 Project Name: Improvements
 Location: Various
Ohio Department of Natural
 To: Resources
 Representative: Samantha Cothorn
 Financial: Jennifer Buhn

Project Number: DNR-230070
 Date: March 10, 2023
Ohio Facilities Construction
 From: Commission
 Project Manager: Michael Bielenberg
 Project Coordinator: Christina Miller

On **February 13, 2023**, interviews were conducted by this office on the above referenced project with three short-listed Construction Manager at Risk ("CM") teams. The evaluation committee scored the proposals as follows:

CM at Risk Team	Qualifications		Price		Total
2K General Company	46.8	+	45.0	=	91.8
Elford, Inc.	25.0	+	9.3	=	29.2

Refer to the attached Proposal Tabulation Form for additional pricing and scoring details.

After contract negotiations with the selected team, we are recommending award of the Construction Management Agreement to the following CM whose proposal was determined the best value.

Construction Manager at Risk	CM's Proposal
2K General Company 19 Gruber Street, Ste. B, Delaware, Ohio 43015 Vendor ID Number: 0000067917	
Preconstruction Services Compensation:	\$82,700.00
GMP Amendment (estimated):	\$15,742,179.31
Total Construction Management Agreement (P.O. Required):	\$15,824,879.31
Construction Contingency Recommended (P.O. Required):	\$497,390.25
Total OFCC Project Administration Fee:	\$391,167.56
<i>LESS: Amount Previously Released</i>	<i>(\$159,205.20)</i>
Balance of OFCC Fee: (P.O. Required)	\$231,962.36
TOTAL AMOUNT RECOMMENDED	\$16,554,231.92

The CM identified above has complied with the requirements pertaining to Equal Employment Opportunity.

You are required to furnish to this office the necessary purchase orders for the Agreement, Owner's Contingency, and balance of the OFCC Project Administration Fee. The OFCC Fee will be invoiced to your agency and payable upon execution of the Construction Management Agreement.

Please mark the Controlling Board request for the Construction Management Agreement as an "Agency Released Competitive Opportunity" per Section 127.162 of the Ohio Revised Code. Upon receipt of the purchase orders, we will complete processing the agreement.

Enclosed with this letter are the criteria required by the Controlling Board for this agreement. Please use the responses in the Construction Manager at Risk Agreement Criteria to answer the required questions in the Controlling Board request. It is not necessary to attach the criteria document to your Controlling Board request.

Once the Controlling Board approves your request, contact OFCC for a Release & Permit Number. Once you provide a purchase order to our office for **\$15,824,879.31** in favor of **2K General Company**, we will process the Agreement.

As a reminder to all parties, please include the Project Number on all documents and correspondence related to the project.

The procedures used to select the CM for the project were in accordance with Sections 9.334 of the Ohio Revised Code, Section 153:1-6-01 of the Ohio Administrative Code, and the standard operating procedures of the Ohio Facilities Construction Commission.

By copy of this recommendation, the Architect/Engineer is hereby instructed to inform David Moore, OFCC EDGE Program Manager, at 614.466.2341 or via email at david.moore@ofcc.ohio.gov when a date, time and location have been established for the pre-construction meeting.

Enclosures: Construction Manager at Risk Selection Notification
 Construction Manager at Risk Agreement Criteria
 Proposal Tabulation Form (CM at Risk Contract)

CC: Kirk Swinehart, 2K General Company
 Jeff Anderson, OFCC Capital Finance Administrator
 David Moore, OFCC EDGE Program Manager
 Stacy Cornett, Business Certification and Compliance Manager, Ohio Department of Development
 Ariel King, OFCC Electronic Design Specialist (webpostings@ofcc.ohio.gov)