

Construction Manager at Risk Agreement Recommendation

State of Ohio Standard Forms and Documents

Project Name: Madison Rest Area Renovations

Project Number: DOT-230016

Location: I-70 @ mile marker 70

Date: 08/01/24

Ohio Department of

Ohio Facilities Construction

To: Transportation

From: Commission

Representative: Carrie Yost

Project Manager: Benjamin Trick

Financial: Kerry Johnson

Project Coordinator: Moenique Morris

On 4/16/24, 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
Prus Construction	56.7	+	37.7	=	94.4
Bruns Construction Enterprises, Inc.	40.4	+	40.0	=	80.4
Robertson Construction Services	37.8	+	38.6	=	76.4

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

Prus Construction

5325 Wooster Pike

Cincinnati, Ohio 45226

Vendor ID Number: 0000042180

Preconstruction Services Compensation

\$0.00

GMP Amendment

Construction Stage Personnel Costs

\$524,250.00

General Conditions Costs

\$451,000.00

Subcontracted and Self-Performed Work

\$19,262,575.00

(including Allowances & Unit Prices)

CM's Contingency

\$505,945.63

CM's Fee

\$674,172.55

Total Construction Management Agreement (P.O.)

\$21,417,943.18

Owner's Contingency Recommended (P.O.)

\$1,045,610.06

OFCC Project Administration Fee

\$305,331.76

Less Amount Previously Released

\$96,000.00

Balance of OFCC Fee Required (P.O.)

\$209,331.76

TOTAL AMOUNT RECOMMENDED

\$22,672,885.00

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 **\$21,417,943.18** in favor of Prus Construction, we will process the Agreement.

As a reminder to all parties, please include the Project Number (DOT-230016) 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 Taylor Howard, OFCC Procurement Administrator, at 614.809.7709 or via email at taylor.howard@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: Michael Prus, Prus Construction
 OFCC Finance Office
 Taylor Howard, OFCC Procurement Administrator
 Stacy Cornett, Business Certification and Compliance Manager, Ohio Department of Development
 Ariel King, OFCC Electronic Design Specialist (webpostings@ofcc.ohio.gov)