



**REQUEST FOR QUALIFICATIONS FOR
CONSTRUCTION MANAGER AT RISK SERVICES**

Dated June 8, 2026

Project Owner: The MetroHealth System

Project Name: CCP Emergency Department Renovation

Project Location: MetroHealth Main Campus Critical Care Pavillion

Delivery Method: Construction Manager at Risk, in accordance with the Ohio Revised Code

Questions Deadline: 5:00 PM, June 26, 2026

Notice of Intent to Respond: 5:00 PM, June 30, 2026

RFQ Response Deadline: 12:00 PM Noon, July 6, 2026 (e-Builder and hard copy)

Introduction:

The MetroHealth System (MetroHealth or Owner) intends to contract for Construction Manager at Risk (CMR) services in connection with its Critical Care Pavillion - Emergency Department Renovation Project (the Project). The office issuing this RFQ is:

The MetroHealth System
Planning Design & Construction Department
2500 MetroHealth Drive
Suite SG – 100
(See attached MAP)
Cleveland, Ohio 44109-1998
Phone: 216-778-5240

As required by Ohio Revised Code Section 9.33, et seq., MetroHealth requests statements of qualifications from experienced CMR firms to provide preconstruction and construction phase CMR services to MetroHealth for the Project. This Request for Qualifications (RFQ) includes criteria against which qualifications submitted will be reviewed and evaluated to develop the short-list of firms from which pricing will be requested in the second phase of the selection process. The short-listed firms will be asked to provide both pricing and technical proposals, which will be reviewed and evaluated to determine the CMR firm that will provide the best value to MetroHealth for the Project.

History and Background of The MetroHealth System:

MetroHealth is one of the largest, most comprehensive health care providers in Northeast Ohio, serving the medical needs of the Greater Cleveland community since 1837. The System includes four hospitals, four emergency departments and more than

20 health centers which are conveniently located throughout Cuyahoga and surrounding counties, providing a wide range of primary care and specialty services.

The MetroHealth System is a County Hospital system, organized and operated under Chapter 339 of the Ohio Revised Code.

Intent to Respond:

Upon receipt, review and consideration of this RFQ, each CMR Firm intending to submit a statement of qualifications (SOQ) in response shall indicate “Will Bid” in the e-Builder bidding module, **before the Notice of Intent to Respond Deadline** set forth above.

“E-Builder” is the internet-based project management solution used by the MetroHealth Construction Management Department. Instruction for e-Builder use will be provided once registered. The e-Builder Bidder Portal can be accessed by the following link:

<https://gateway.app.e-builder.net/app/bidders/landing?accountid=441ecee5-1661-403e-9fcd-ba78a8aac5a1&projectid=e2ec4559-b0a3-4387-8eea-9b05232c720a&bidpackageid=76894521-d45a-4b6b-99bc-a489b63c50a7>

Submittal Instructions:

Interested firms (Respondents) **must submit both paper copies and an electronic copy** in PDF format of the requested SOQ, in accordance with this RFQ, **before the RFQ Response Deadline** set forth above.

A. Electronic Submittal:

Respondents must submit **1 PDF copy of their SOQ through the online e-Builder Bidder Portal** before the deadline. All Respondents are required to submit their qualifications as a “recognized bidder” by registering for an e-Builder username and password. Instructions for registering for e-Builder are under above in the section titled “Intent to Respond”.

B. Hard Copy Submittal:

Respondents must also submit **3 paper copies of their SOQ**, enclosed in a sealed envelope. The envelope shall be plainly marked on the outside **“CCP EMERGENCY DEPARTMENT RENOVATION PROJECT - CMR QUALIFICATIONS [FIRM NAME].”**

The hard copy SOQs must be delivered to the following address, before the deadline:

**The MetroHealth System
Planning Design & Construction Department
Center for Campus Transformation
Attn: Bob Gelske
2500 MetroHealth Drive
Suite SG – 100
Cleveland, OH 44109-1998**

MetroHealth reserves the right to waive any defect or technicality in any SOQ received or to eliminate any Respondent that submits an incomplete or inadequate SOQ or that is

not responsive to the requirements of this RFQ. Hardcopy and electronic submittals will be received until the RFQ Response Deadline set forth above. Submittals received after this time may be considered solely in MetroHealth's discretion.

Facsimile or e-mailed copies of the submittal will **not** be accepted.

Each Respondent is responsible to ensure that its submittal meets the delivery requirements to the designated delivery destination at the designated time. **Respondents shall not rely upon the use of FedEx, UPS, or any other package or mail delivery service that will only provide a drop service at the loading dock or mail room.**

Communication Protocol:

All questions concerning this RFQ shall be submitted **in writing** via the Question and Response (Q&R) section of the e-Builder Bidder Portal. Questions must be submitted before the Questions Deadline set forth above. Questions will be reviewed and MetroHealth will determine whether any addenda should be issued as a result of any pertinent or substantive inquiries. Addenda will be published via eBuilder and will become a part of the RFQ for the Project. Firms shall not rely on any oral instructions or answers.

Project Overview, Site Visits, Schedule, and Owner Budget:

- A. **Project Overview:** The project will consist of construction and renovation activities within 4 specific areas of an active Level 1 Trauma Center. These areas must be completed in multiple phases, ensuring critical operations can continue with minimal disruption to patient care. The total project area will be in excess of 23,000 sq. ft.

The Project is expected to consist of the following components:

Finishes:

Types of work to include but not limited to general wall patch and repainting, floor finishes and/or base demolition and replacement with new materials, flooring replacement (to include welded seamless flooring) and providing new Acrovyn-type wall protection. Wallpaper removal may be required and replaced with paint.

Renovations:

Work will include renovation of the existing clinical and/or business space to new use, maintaining current occupancies. Scope includes interior renovation; no exterior work is expected. Work may include:

- Required utility improvements
- MEP infrastructure upgrades
- Tele-data and security upgrades

B. **Project Site Visits:** Site visits will not be allowed.

C. **Project Schedule:** It is anticipated that the selected CMR's Preconstruction Services will begin immediately. The Construction Phase for the Project is anticipated to begin October 3, 2026. Substantial Completion of the Project is anticipated by TBD. All dates are subject to change in MetroHealth's sole discretion.

D. **Owner Budget:** MetroHealth's estimated total Project budget (including all design fees, construction costs, and construction manager at risk fees) has not yet been determined.

E. **Anticipated Procurement Schedule:**

RFP Issued to Shortlisted Firms	<u>July 13 , 2026</u>
Pricing and Technical Proposals Due	<u>July 30 , 2026</u>
Proposers Interviewed	<u>August 4 – August 6, 2026</u>
Best Value Selection	<u>August 21 , 2026</u>

All dates are subject to change in MetroHealth's sole discretion.

Scope of Services:

CMR services for the Project will include, but not be limited to, design review and pre-construction services, participation in developing the budget and updated construction cost estimates, participation in preparing the construction schedule (including identification of significant milestones for completion of the Work), prequalification of subcontractors to perform the required Work, construction, and close-out phases of the Project.

CMR services will be more fully defined in an agreement with MetroHealth. The form of agreement will be a modified *AIA Document A133-2009 Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price as modified and the AIA Document A201 – 2007, General Conditions of the Contract for Construction* that will be provided to the short-listed firms during the RFP phase.

The scope of the selected CMR firm's services will likely include, but may not be limited to the following:

A. Pre-Construction Services

1. Participate in regularly scheduled design progress meetings with the Design Professional, the various consultants, and MetroHealth. The CMR shall provide ongoing input with respect to budget development, constructability, construction costs, material selection/evaluations, construction duration and phasing, sequence of construction, other scheduling services, along with construction means and methods. As

applicable, provide recommendations with regard to accelerated or fast-track scheduling, procurement, and phased construction.

2. Coordinate/participate in meetings with MetroHealth and Design Professional, utility companies, and regulatory agencies to expedite the design/permit process.
3. Identify and detail options for construction phasing and scheduling that will minimize interruptions to Owner operations.
4. Assist in developing site management plan.
5. Facilitate long-lead procurement studies and initiate procurement of long-lead items.
6. Develop cost models (estimates), comments/narratives, cash flow analysis, and updated construction phase schedule throughout the phases of design.
7. Develop constructability and value engineering suggestions at all design phases— considering different design/material/life cycle elements.
8. Assist with permit Acquisition/Approval.
9. Develop pre-qualification criteria for subcontractors and prequalify subcontractors for the Work, in accordance with Ohio law.
10. Manage the development of potential subcontractor bidders' lists.
11. Develop a detailed, open book cost model for the Guaranteed Maximum Price (GMP) proposal based on the cost estimates, narratives, and approved design.

B. Construction Services

1. Coordinate with MetroHealth, the Design Professional, and other stakeholders as necessary.
2. Arrange for procurement of materials.
3. Schedule and manage construction operations.
4. Bid, award (with Owner input, per Ohio law) and manage all construction related contracts.
5. Provide quality control and construction supervision.
6. Progress Scheduling/ Compliance with Schedule.

7. Coordinate/attend regular Progress Meetings. Record and distribute meeting minutes.
8. Record project progress, keep daily job log, record changes to the Contract Documents.
9. Bond and insure the construction per Ohio law and the Contract Documents.
10. Address all construction related permitting requirements.
11. Provide prevailing wage reporting/accounting in accordance with the Contract Documents.
12. Maintain safe work site.
13. Project closeout including documentation (final wage reports, lien releases, O&M manuals, as-builts, etc.)

C. Post-Construction Services

1. Warranty Service
2. Warranty Close-out

Reference Documents:

Construction and reference documents are attached as **Exhibit A**. This exhibit is for reference/information only and MetroHealth does not guarantee its accuracy.

Procurement Process Overview:

As defined in the Ohio Revised Code and Ohio Administrative Code, the selection process will be conducted in two phases.

RFQ. The first phase includes review and evaluation of qualifications submitted by firms interested in providing the required CMR services by MetroHealth's Evaluation Committee, in accordance with Ohio law. The evaluation committee will review and evaluate the qualifications received. Firms may be invited to meet with the Evaluation Committee prior to the release of the short-list of CMR firms. A minimum of three (3) short-listed firms that are determined to be qualified to provide the required CMR services will be released, unless it is determined that there are less than three (3) qualified firms.

RFP. Technical and pricing proposals will be requested from the short-listed CMR firms, using a request for proposals. The technical and pricing proposals received will be reviewed and evaluated and, considering

qualifications and technical/pricing information, the CMR firm determined to provide the best value for the Project will be selected.

Rights of MetroHealth:

This RFQ constitutes only an invitation to present qualifications. The rights reserved by MetroHealth, which shall be exercised in its sole and absolute discretion, include, without limitation, the right to:

1. Select the firm based on the criteria listed and any other factors, MetroHealth feels relevant to the proposed Project based on subjective evaluation of the information submitted rather than an objective, points-based evaluation. MetroHealth's decision will be based on the firm MetroHealth feels offers the greatest potential alignment of interests and the highest probability of success.
2. Request modification to the respondent's proposed team members and/or consultants.
3. Require additional information from one or more Respondents to supplement or clarify the SOQs submitted including, but not limited to, conducting interviews with Respondents if MetroHealth, in MetroHealth's sole discretion, deems such interviews to be helpful.
4. Conduct investigations with respect to the qualifications and experience of each Respondent.
5. Visit and examine any of the facilities referenced in the SOQs and to observe and inspect the operations at such facilities.
6. Waive any defect or technicality in any SOQ received.
7. Determine which Respondents are qualified to be short-listed to receive the RFP and submit Proposals in response to the RFP.
8. Eliminate any Respondent that submits an incomplete or inadequate SOQ or is not responsive to the requirements of this RFQ.
9. Supplement, amend, or otherwise modify this RFQ, prior to the date of submission of the SOQs.
10. Issue one or more amendments to this RFQ extending the due date for the SOQs.
11. Receive questions concerning this RFQ from Respondents and to provide such questions, and MetroHealth's responses, to all Respondents.
12. Cancel this RFQ or the RFP in whole or in part with or without substitution of another RFQ or RFP if determined to be in the best interest of MetroHealth.
13. Take any action affecting the RFQ process, the RFP process, or the Project that would be in the best interest of MetroHealth, select any response as the

basis for negotiation of a contract, and to exercise its discretion and apply its judgment with respect to any aspect of this request, the evaluation of responses, and the negotiation and award of any contract.

14. Make public any and all documents associated with the Project, including documents submitted to MetroHealth by Respondents.

This RFQ outlines MetroHealth's current intentions with respect to certain aspects, but not all aspects of the Project and shall not be construed as a commitment or an offer for a commitment. No person shall be legally bound solely as the result of the issuance of this RFQ or any response to this RFQ. Without limitation of the foregoing, neither MetroHealth nor any person to whom this RFQ is directed shall make a claim under this RFQ or any response to this RFQ or a claim against the other based on "part performance", "detrimental reliance", "good faith", or any other similar cause of action. Without limitation of the foregoing, MetroHealth may withdraw this RFQ or any subsequent RFP, elect not to proceed with the Project, or elect to materially modify the Project at any time for any reason or for no reason in its sole discretion without liability to any other person.

SOQ Required Format and Information:

A. SOQ Format

The format of the SOQ must be as outlined below. Narrative pages are to be 8-1/2 inches by 11 inches. All information provided shall be bound into a single volume. A clear and concise presentation of information is encouraged with a maximum page limit of 50 single-sided pages (or 25 double-sided pages), not including resumes of key staff, standard brochures, and financial information and supporting data. Audiovisual materials will not be accepted. Sales brochures are not desired unless directly related to the response and referenced in the text. Below is additional information about the submission requirements to this RFQ.

Only those persons or firms who have obtained an official copy of this RFQ from MetroHealth will receive any official addenda to this RFQ. Receipt of all addenda shall be acknowledged by Respondents in a transmittal letter with the SOQ.

B. SOQ Required Information

Provide the following information for consideration by MetroHealth as part of the evaluation of Respondent's qualifications. The SOQ must be separated into **tabbed sections** as follows:

1. **Competence and Services.** When providing the following information, if the firm is a national firm with a branch office in Ohio, provide information limited to the firm's Ohio office projects and experience. Include:
 - a. Describe the CMR Firm: Identify your main market areas and focus of your work. Identify Staff's technical training and any certifications.

Value Engineering capabilities. Experience with BIM modeling. Describe the CMR Team – Project Executive, Project Manager, Superintendent.

- b. Describe experience with work in occupied healthcare facilities, i.e., Pre-Construction Risk Assessment (PCRA), Infection Control Risk Assessment (ICRA) and Interim Life Safety Measures (ILSM). Use of containment, air hogs, sticky mats and appropriate signage and maintaining your Job Board with required documents and Safety Checks. Working with all MH Departments such as Facilities Management, Infection Prevention, Stakeholders & Planning, Design & Construction's Senior Project Manager to maintain a safe and clean environment.
- c. Describe the scopes of Work the CMR may self-perform.

2. Ability to Provide the Required Services. Capacity of the CMR Firm and members of the CMR Team to provide the required services for the Project in terms of workload and availability. Successful candidates will **be expected** to fulfill the required services when notified.

- a. Identify the CMR Team for the project.

3. Past Performance

- a. Cost Estimating during design phases/budget management success by CMR Firm on any project type with construction costs similar to the estimated construction costs for this Project, for which original estimates/pricing were prepared by CMR Firm. Show comparison of original estimates versus actual final construction costs and variance percentage only. **Describe the documentation the CMR Firm provides with each cost estimate and include experience preparing cash flow analysis and construction phase schedule with each cost estimate, if any.** Up to 5 projects may be listed.
- b. Schedule Management success by CMR Firm on any project type with construction costs similar to the estimated construction costs for this Project, for which actual completion dates were significantly shortened versus original contracted completion date or original completion dates were held despite a challenging, unexpected schedule issue that occurred. List a brief summary for each of the circumstances. Up to 5 projects may be listed.
- c. Provide references for representative project experience, **emphasizing public, Ohio hospital facility CMR project experience**, if any. Include **all hospital projects the CMR Firm has completed in the past 5 years**. For each project, provide information on:

- i. Project owner, owner contact name/phone number/email;
- ii. Brief description of the project and its relevance to this Project;
- iii. Detailed project information including project name, project location, project completion year, construction cost, project size, type, and complexity (e.g., square footage, renovation/new freestanding/addition, phases, site management);
- iv. Project delivery model (e.g., general contractor, construction manager at risk, design-build, etc.) and whether the CMR Firm performed preconstruction and construction services.
- v. Describe CMR Firm's:
 1. Control of costs;
 2. Quality of work performed;
 3. Dispute Resolution (dealing with subcontractor and supplier issues);
 4. Administration of subcontractors and suppliers;
 5. Meeting deadlines and maintaining project schedule.

4. Financial Responsibility. Demonstrate CMR Firm's bonding capacity as evidenced by a recently dated letter from the CMR Firm's surety agent listing current available bonding capacity, as well as total maximum bonding capacity. The letter should also state the surety agent's commitment to provide the required payment and performance bonds in accordance with OAC 153:1-4-02, if the CMR Firm is determined to be the firm that will provide the best value for the Project.

5. Other qualifications consistent with the scope and needs for the Project.

a. Firm's History / Revenue

- i. What is the firm's history and philosophy? What is it that makes the firm unique? How long has the CMR Firm been in business, and how long have key employees and principals been associated with the firm? Describe the aspects of the firm's approach to the CMR delivery method specifically that have made it successful. **Describe the firm's history with an emphasis on healthcare projects.**

- ii. CMR Firm's annual revenue **associated with hospital construction projects** for each of the past 5 years and CMR Firm's total annual revenue for each of the past 5 years.
- iii. What percentage of the CMR Firm's healthcare construction volume over the past two years has been performed as a Construction Manager?
- iv. What percentage of the CMR Firm's total construction volume, over the past two years, has typically been performed with the CMR Firm's own forces?

b. Insurance Coverage, Claims History & Safety

- i. Professional Liability coverage of the CMR Firm, including claims history for the last 10 years.
- ii. Commercial General Liability coverage of the CMR Firm, including claims history for the last 10 years.
- iii. Provide a list of all convictions or fines assessed against the CMR Firm or any of its officers or directors for violations of State or Federal Law.
- iv. What is your Experience Modification Rate (EMR) and Total Recordable Incident Rate (TRIR)?

- c. Value Added Experience.** Demonstrate the CMR Firm/CMR Team's past success in providing past construction manager at risk projects with value added components through the CMR Firm/CMR Team's creative or innovative value engineering, construction technique or other similar methods. For each example, provide a brief one paragraph summary. **Include recommendations that added value for construction work on occupied healthcare facilities. Include recommendations that enhanced the cost effectiveness and functionality hospital facilities, such as practical value engineering, operating costs, and staffing.**

SOQ Evaluation Process:

MetroHealth's Evaluation Committee will review the qualifications received and will notify firms if they are included on the short-list of qualified firms.

1. Conformance Review

Respondent shall be considered responsive if the SOQ responds to the RFQ in all material respects and contains no irregularities or deviations from the RFQ.

Rated: Y

Each Respondent that is rejected as nonresponsive will be notified of the finding that it was nonresponsive and the reasons for the finding in writing.

Rated: N (No is Explained)

2. Qualifications Criteria

The qualifications criteria which may be the basis for evaluation of submitted SOQs are listed below in paragraphs 1 through 6, with the corresponding scale rating for that paragraph identified immediately below that paragraph. Total number of points possible is Seventy-One (71).

- a. Competence to perform the required management services as indicated by the technical training, education, and general experience of the CMR's personnel, especially the technical training, education, and experience of the CMR's employees and consultants who will be assigned to the Project.
 - i. **Rated: 1-10**
- b. Ability in terms of workload and the availability of qualified personnel, equipment, and facilities to perform the required services competently and expeditiously, and experience working on similar types of projects (specifically experience with Ohio healthcare construction projects.)
 - i. **Rated: 1-10**
- c. Past performance of the CMR Firm as reflected by the evaluation of previous clients with respect to factors such as control of costs, quality of work, dispute resolution, administration of subcontracts, meeting deadlines.
 - i. **Rated: 1-10**
- d. Financial responsibility including evidence of the capability to provide the payment and performance bonds in accordance with OAC 153:1-4-02.
 - i. **Rated: 1-10**
- e. Other qualifications that are consistent with the scope and needs of the Project, including, but not limited to:
 - i. History and philosophy of the firm
 1. **Rated: 1-5**
 - ii. Number of years in business
 1. **Rated: 1-3**
 - iii. Average revenue
 1. **Rated: 1-5**
 - iv. Insurance and claims history
 1. **Rated: 1-5**
 - v. Safety – TRIR (5) & EMR (5)
 1. **Rated: 1-10**
 - vi. Value added experience
 1. **Rated: 1-3**

Additional Instructions

Each CMR firm submitting qualifications or any other information as part of this selection process is responsible for all costs associated with preparing the submission and participating in the selection process. MetroHealth assumes no responsibility, and no liability, for costs incurred in the preparation or submission of any RFQ response.

All SOQs and subsequent Proposals received in response to the procurement documents will become the property of MetroHealth and will not be returned. Note that all information submitted in response to this RFQ and to any subsequent RFP for CMR services is a public record, which will be made available for inspection as required by ORC 149.43 upon request at the conclusion of the selection process. Respondents recognize and agree that MetroHealth will not be responsible or liable in any way for any losses that the Respondent may suffer from the disclosure of information or materials to third parties.

By submitting an SOQ in response to this RFQ, the CMR Firm agrees to preserve the confidentiality of MetroHealth information used by CMR Firm or to which it will be granted access in preparing an SOQ and/or in performing work under any resulting contract. The CMR Firm shall protect any such information from disclosure and limit access thereto to those that need such information in order to perform services for MetroHealth. The CMR Firm shall not disclose such information to any persons or entities without prior written consent from MetroHealth unless such information has become otherwise generally available, without fault of the CMR Firm.

By submitting an SOQ in response to this RFQ, the CMR Firm agrees to provide for Equal Employment Opportunity pursuant to Section 153.59 of the Ohio Revised Code.

Except as required by statute, MetroHealth reserves the right, in its sole discretion, to modify these procedures, criteria, and/or terms, as well as the scope of the project and related services. MetroHealth may reject any or all qualification statements received or cancel this process at any time for any reason and MetroHealth will have no liability for taking such action. MetroHealth reserves the right to waive minor variations in the selection process.

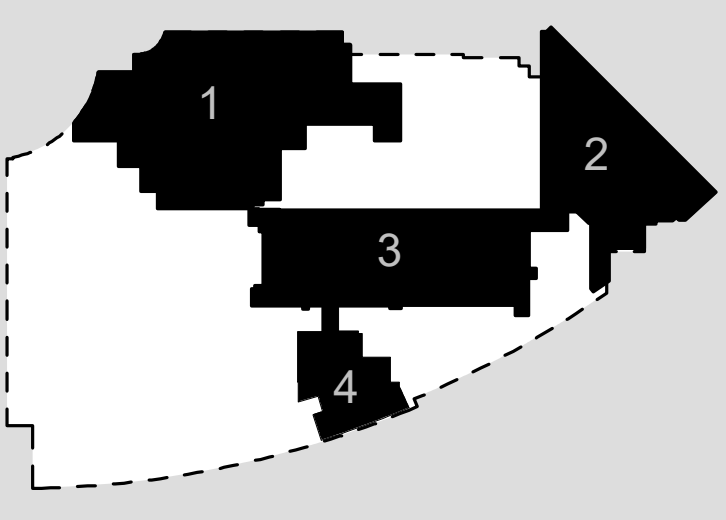
Any attempt to influence any member of MetroHealth with regard to this RFQ prior to the selection/decision will be grounds for disqualification.

MetroHealth appreciates your interest in the Project and looks forward to reviewing your qualifications for the Project.

Exhibit(s):

Exhibit A _____

Exhibit B _____

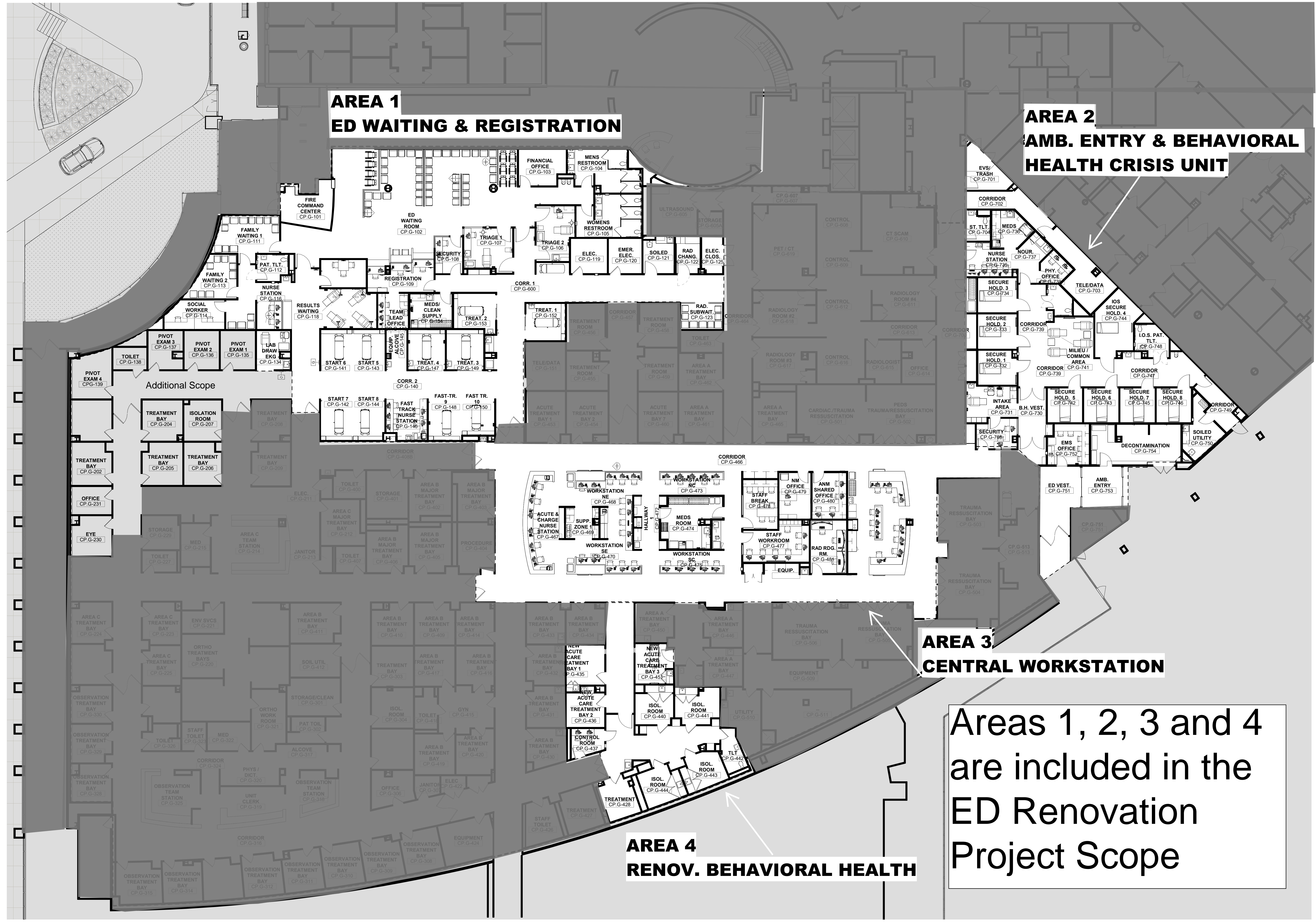


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Project Team:



KARPINSKI
3135 EUCLID AVENUE
CLEVELAND, OH 44127
216.391.3700



DESIGN DEVELOPMENT	08.15.2025
DD PROGRESS SET	07.25.2025
ISSUED	BY DATE

**METROHEALTH
EMERGENCY
DEPARTMENT**

2500 METROHEALTH DR.
CLEVELAND, OH 44109



ED GROUND FLOOR
REFERENCE PLAN WITH
ROOM NUMBERS

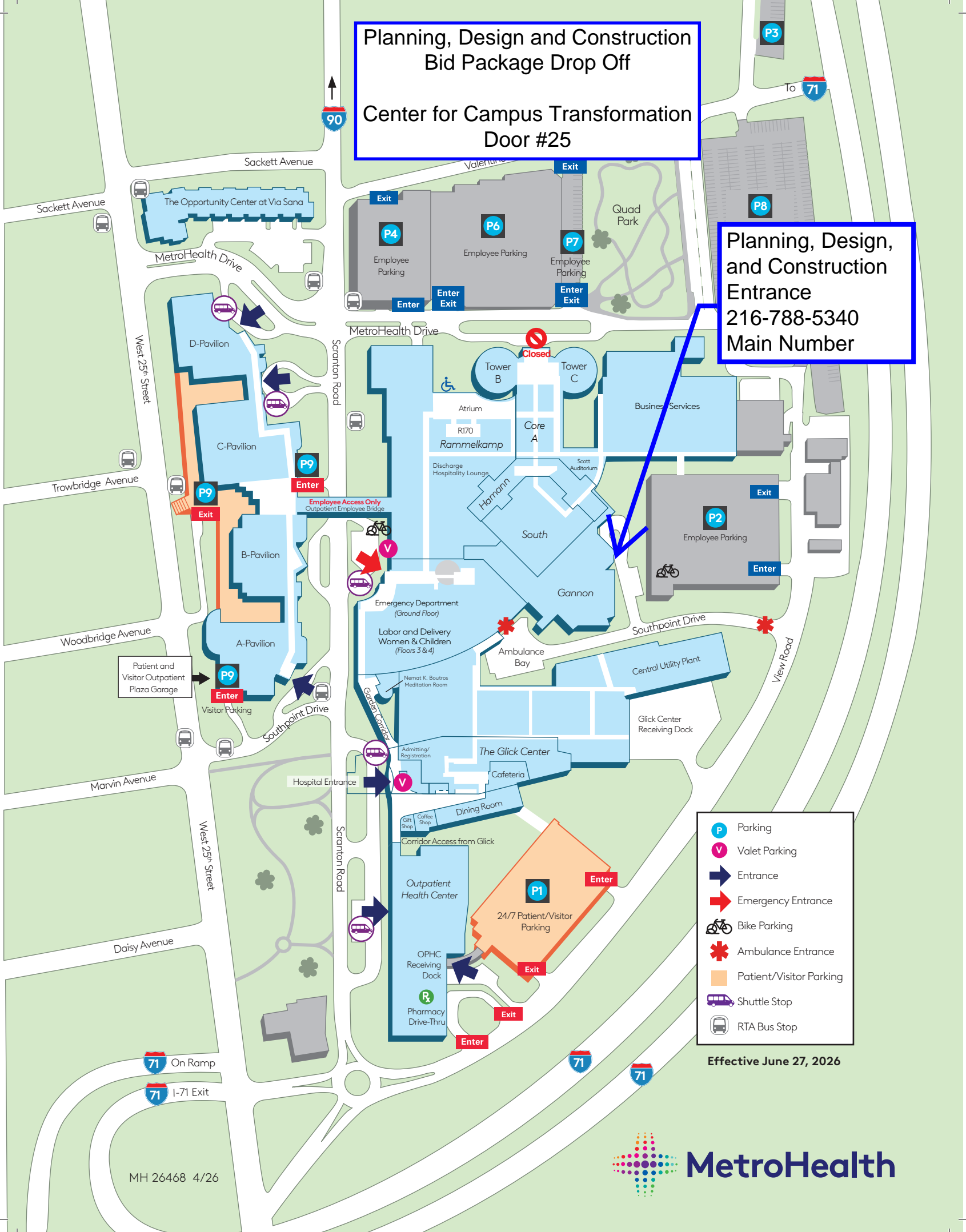
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8/15/2025 4:47:46 PM Autodesk Docs:124092 MetroHealth ED Renovation\MetroHealth\ED\ARC\VT

1 MH EMERGENCY DEPARTMENT- PROPOSED PLAN WITH ROOM NUMBERS
3/22 - 1/24

Planning, Design and Construction
 Bid Package Drop Off
 Center for Campus Transformation
 Door #25

Planning, Design,
 and Construction
 Entrance
 216-788-5340
 Main Number



- P Parking
- V Valet Parking
- ➔ Entrance
- ➔ Emergency Entrance
- 🚲 Bike Parking
- ✳ Ambulance Entrance
- Patient/Visitor Parking
- 🚌 Shuttle Stop
- 🚏 RTA Bus Stop

Effective June 27, 2026