



Request for Qualifications/Proposals and Instructions to Proposers Construction Manager at Risk (CM) Science and Technology Campus Corporation Commercialization and Entrepreneurship Center Project

Article 1 Project Identification

Project Owner: Science and Technology Campus Corporation
1534 N. High Street
Columbus, Ohio 43210

Owner's Representative: TS CEC Developer, LLC
1875 Eye Street, NW
Washington, DC 20006

Rustom Cowasjee, Managing Director
rcowasjee@tishmanspeyer.com

Project Name: Commercialization and Entrepreneurship Center
Intersection of Lane Avenue and Kenney Road
Columbus, Ohio

Project Description: As part of SciTech's 2023 master planning efforts, phases for development within Carmenton were identified, with Phase 1A designated for the Commercialization and Entrepreneurship Center (CEC). The building will be located in the Innovation District at Ohio State, near the Pelotonia Research Center and Energy Advancement and Innovation Center (EAIC). SciTech will develop, own, and operate the multi-tenant building that supports research and office uses.

See full "CEC Project Overview" in Reference Documents
(link at **Section 2.1.1** below)

Project Estimate: Construction Budget: \$60-65M

Anticipated Schedule Milestones: Notice to Proceed with Services: December 15, 2025
Date of Commencement of Construction Work: August 2026
Substantial Completion of Construction Work: September 2028
Final Completion of Construction Work: December 2028

Article 2 Project Overview

2.1 Project Information

2.1.1 The remainder of the solicitation documents and the Reference Documents are available at: <https://tishmanspeyer.box.com/s/cmqqmzie9v0mxgg8dh290jpvoeljiijgb>. The Reference Documents are for general information only and are subject to change before and after award of the Contract.

2.2 Project Delivery System

2.2.1 The Project will use the construction-manager/constructor (a.k.a. construction-manager at risk) project delivery system with multiple Separate Consultants for the design disciplines.

2.3 Form of Contract

2.3.1 See the draft Contract included with the solicitation documents (link at **Section 2.1.1** above).

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2.4 Scope of Services

- 2.4.1** Preconstruction Services. In general, the CM must work cooperatively with the Owner, the Owner's Representative, and the A/E's and provide, among other services: cost estimating, budgeting, value engineering, constructability reviews, scheduling, and preconstruction planning. It is anticipated that the CM will join the Project team during Design Development Stage.
- 2.4.2** Construction Services. In general, the CM must construct the Project in accordance with the Contract Documents, including all schedule requirements. The CM will be responsible for the means and methods of construction, safety, and compliance with all applicable laws. The CM must procure subcontracts through competitive pricing and must hold all subcontracts directly. Prevailing wage per ORC Chapter 4115 will be required.
- 2.4.3** The Owner will have access to all books, records, documents, and other data pertaining to bidding, pricing or performance of the Contract that are in the CM's possession related to itself and its Subcontractors.

Article 3 Selection Process

3.1 General

- 3.1.1** The selection will follow a "best value" process through which the Owner, in its sole discretion, will award the Contract based on the Owner's evaluation of qualifications and price considerations.
- 3.1.2** The Owner may request an interview with any Respondent to discuss and review the submitted documentation. The Owner will not necessarily interview any or all Respondents.

3.2 Anticipated Procurement Schedule

RFQ/P Released	October 20, 2025
Deadline for Respondents to Submit Questions	October 31, 2025
Deadline for Respondents to Request Access to Online Repository to Submit Statement of Qualifications and Proposal	October 31, 2025
Qualifications and Proposals Due	November 14, 2025 at 5:00 PM EST
Respondent Interviews if Requested	December 1-5, 2025
Contract Date	December 12, 2025

Article 4 Submission Requirements

- 4.1 Section Requirements.** The Statement of Qualifications and Proposal must contain the following sections in the following order:

4.1.1 Section 1: Personnel Qualifications, Availability, and Commitment

- .1** Provide an organizational chart of your proposed team and identify any Consultants. Provide each team member's name and role on the Project. Illustrate lines of communication between team members. Identify the main point of contact for your team.
- .2** Include a detailed resume for every member of your proposed team including:
 - .1** their role and responsibilities for the Project;
 - .2** total years of relevant experience and years of experience with current company;
 - .3** education;

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.4 professional registrations; and

.5 relevant past projects.

.3 Provide each team member's current commitment to other projects, and the anticipated staffing allocation dedicated to the Project.

4.1.2 Section 2: Firm Qualifications

.1 Identify your firm's **(1)** complete registered company name; **(2)** mailing and physical address(es); and **(3)** authorized contact person including company division or department, title, telephone number, and email address.

.2 Provide an overview of your firm and describe why your firm/team is the most-qualified to perform the Contract.

.3 Describe the size and number of projects the same as or similar to this Project that your firm has completed over the past five years. Include the contact names/numbers for the project owners' representatives. The Owner may contact those representatives. Also indicate previous experience with:

.1 cost-effective, efficient, multi-tenant technology and life sciences buildings;

.2 flexible floor plans designed to accommodate research, innovation, laboratory, and office spaces;

.3 innovative and leading-edge design of vibrant and versatile buildings and places within emerging urban environments and innovation ecosystems;

.4 projects with your proposed Consultants, if applicable.

.4 Provide dollar-value and percentage breakdowns of the total annual volume generated and managed from your central-Ohio office in these categories for the past five years: **(1)** lump sum bidding; **(2)** negotiated GC/CMc/CMr (i.e., your firm held the trade contracts); **(3)** CM advisor/agent (i.e., your firm did not hold the trade contracts); and **(4)** design/build.

.5 Describe any projects or assignments that your firm has not completed or has been replaced on in the past five years.

.6 Describe any pending legal action (including without limitation mediation, arbitration, and litigation) in which your firm is currently involved directly or indirectly.

.7 Include a list of all active projects that are not yet completely closed out under contract with your central-Ohio office. Include the percent-complete of the assignment/project.

4.1.3 Section 3: Project-Specific Qualifications

.1 Safety. Describe any OSHA willful citations your firm has received in the last three years. Provide your firm's experience modification rate (EMR) for each of the last three years.

.2 Management Systems. Describe the scheduling and cost-control systems your firm proposes to use for the Project

.3 Estimating. Describe your firm's estimating process, use of subcontractors during the various stages of estimating, in-house estimators, and use and role of an estimating or

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design “contingency” during the various estimating points. Include a description of your firm’s track record of managing projects to the original budget.

- .4 Scheduling. Describe your firm’s track record of managing projects to the original schedule.
- .5 Quality Assurance / Quality Control. Provide a QA/QC Plan for the construction of the Project.
- .6 Self-Performed Work. Describe the interest and ability of your firm (including any affiliated entities) to self-perform Work on the Project. See “Self-Performed Work” and “CM Affiliated Entity” in the Contracting Definitions and related provisions in the Contract’s General Conditions. (link at **Section 2.1.1** above)

4.1.4 Section 4: Financial Responsibility

- .1 Provide evidence of your firm’s workers’ compensation insurance (note that Ohio is a monopolistic state for workers’ compensation), and a copy of certificate(s) of insurance *showing your firm’s actual current limits of liability for employer’s liability, commercial general liability, business automobile liability, pollution liability, and professional liability.*
- .2 Describe the approach to Subcontractor bonding / subcontractor default insurance your firm will take on this Project. If using subcontractor default insurance, identify the associated premium percentage.
- .3 Note that you may be required to produce copies of the actual policies and policy endorsements during contract negotiations.

4.1.5 Section 5: Pricing Proposal

- .1 The pricing proposal must include only a completed Proposal Form. Complete all lines in the Proposal Form. An Electronic File of the Proposal Form is included with the solicitation documents (link at **Section 2.1.1** above).
- .2 The pricing terms used in the Proposal Form are defined in the Contract’s Contracting Definitions. Additional relevant information is included in the Contract’s General Conditions. (link at **Section 2.1.1** above) Additional instructions:
 - .1 Preconstruction Fee. Provide your proposed lump sum fee for Preconstruction Services.
 - .2 Preconstruction Stage Personnel Costs Cap. Provide your list of proposed personnel with their names, roles during the Preconstruction Stage, proposed hourly rates, number of hours proposed, and the total amount (rate x hours). Provide a total amount for all personnel.
 - .3 Preconstruction Reimbursable Expense Cap. Provide your proposed reimbursable expenses incurred during the Preconstruction Stage. The cost of Bonds, in the full amount of the proposed initial Contract amount (i.e., total Preconstruction Stage Compensation), is to be included in the Preconstruction Stage Reimbursable Expenses.
 - .4 Construction Stage Personnel Costs. Provide your list of proposed personnel with their names, roles during the Construction Stage, proposed hourly rates, number

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of hours proposed, and the total amount (rate x hours). Provide a total amount for all personnel.

- .5 Statement of General Conditions Costs. Provide your proposed General Conditions Costs based upon all of the items listed on the Proposal Form.
- .6 CM Contingency. Provide your proposed CM Contingency that will be within the GMP as a percentage of the Cost of the Work.
- .7 CM's Fee. Provide your proposed fee that will be within the GMP as a percentage of the Cost of the Work plus Contingency.

4.1.6 Section 6: Proposed Contract Modifications

- .1 ***Provide a comprehensive and detailed list of all of your firm's proposed exceptions to or deviations from the draft Contract.*** Include in that list: (1) the precise language to be deleted; (2) the precise language to be added; (3) your reasoning for each exception or deviation; (4) all cost impacts (if any) that would result directly from the Owner's decision to accept or reject the proposed modification; and (5) all time impacts (if any) that would result directly from the Owner's decision to accept or reject the proposed modification.
- .2 When preparing your proposed exceptions and deviations, keep in mind that broad, general statements concerning unspecified exceptions or deviations will be considered non-responsive. ***If no specific issue is raised about a particular provision, the Owner will assume that the draft provision is completely acceptable and will not entertain modifications of it during negotiations or at any later date.***
- .3 ***The expectation is that the selected firm will enter into the Contract with no or only minor changes/modifications.*** The Owner will consider the relative volume and characteristics of all proposed exceptions and deviations received when deciding to which firm it will award the Contract.

4.1.7 Section 7: Project Indications
(refer to current Schematic Design Documents included in the Reference Documents; link at **Section 2.1.1** above)

- .1 Provide a detailed estimate of the Construction Cost for all Work identified in or reasonably inferable from the Schematic Design Documents. The submitted estimate must (1) allocate the cost of each of item of trade Work to labor and materials/equipment organized by trade categories and clearly identify whether the CM proposes that the Work will be performed by a Subcontractor or Self-Performed by the CM or by a CM Affiliated Entity; (2) provide a detailed breakdown of the CM's Construction Stage Personnel Costs and General Conditions Costs; and (3) not contain a lump-sum estimate for any item other than the CM's Fee and the CM's Contingency.
- .2 Provide a preliminary Construction Progress Schedule, which must (1) be developed to the extent practicable for all of the Work identified in or reasonably inferable from the Schematic Design Documents, and (2) be consistent with the Anticipated Schedule Milestones set forth under **Article 1, except that Respondents are encouraged to propose a shorter overall duration for the Construction Stage to the extent the shorter duration is reasonable and more economically efficient.** The firm to which the Contract is awarded will be held to its proposed, shorter duration for the Construction Stage unless the scope of Work is materially changed.

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- .3 Provide a preliminary Site Utilization Plan, which must be developed to the extent practicable for all of the Work identified in or reasonably inferable from the Schematic Design Documents.

Article 5 Submittal Instructions

- 5.1** Before the **Deadline for Respondents to Request Access to Online Repository to Submit Statement of Qualifications and Proposal** noted under **Article 3**, you must submit an email to Jodi Kohlmeyer (jkohlme@tishmanspeyer.com) requesting an access link to upload to your Statement of Qualifications and Proposal. If you fail to timely request that access, you will not be able to submit a Statement of Qualifications and Proposal.
- 5.2** Before the **Qualifications and Proposals Due** date and time noted under **Article 3**, you must submit your Statement of Qualifications and Proposal by uploading it through the link provided as described under **Section 5.1**.
- 5.2.1** The complete Statement of Qualifications as described under **Sections 4.1.1** through **4.1.7** (including the completed Proposal Form) must be submitted in PDF format and titled “CEC Project – CMr Qualifications – <your firm name>.”
- 5.2.2** An Excel file of the completed Proposal Form must also be submitted and titled “CEC Project – CMr Proposal – <your firm name>.” *The Excel file must contain all formulas and must not be password protected.*
- 5.2.3** An Excel file of the detailed estimate of the Construction Cost for all Work identified in or reasonably inferable from the Schematic Design Documents (see **Section 4.1.7.1**) must also be submitted and titled “CEC Project – Cost Estimate – <your firm name>.” *The Excel file must contain all formulas and must not be password protected.*

Article 6 General Provisions

- 6.1 Campaign Finance Certification.** By responding to this solicitation, your firm certifies the following: that your firm is familiar with ORC Section 3517.13; that all applicable parties listed in Division (I)(3) or (J)(3) of ORC Section 3517.13 are in full compliance with Divisions (I)(1) and (J)(1) of that Section; that your firm is eligible for award of the Contract under the law and will remain in compliance with ORC Section 3517.13 for the duration of the Contract and for one year thereafter.
- 6.2 Questions.** All questions must be submitted in writing by email to Ruston Cowasjee (rcowasjee@tishmanspeyer.com) and Jodi Kohlmeyer (jkohlme@tishmanspeyer.com) by no later than the **Deadline for Respondent Questions** noted under **Article 3**. Answers to any questions will be posted to the link in **Section 2.1.1** for the benefit of all firms.
- 6.3 Contact with the Owner and Owner’s Representative.** Firms (including their anticipated Consultants) which are considering responding to this solicitation are strictly prohibited from communicating with the Owner, the Owner’s Representative, or any member of their respective staffs except **(1)** as described in the immediately preceding paragraph or **(2)** in connection with other unrelated, ongoing projects.
- 6.4 Cancellation and Rejection.** The Owner may reject any or all proposals and cancel all or any portion of this solicitation at any time for any reason. The Owner will have no liability to any firm arising out of any cancellation of this solicitation or rejection of any related submission. The Owner may waive variations in the selection process.
- 6.5 Costs.** The Respondent is responsible for any cost associated with the preparation and submittal of the response to this solicitation. All materials submitted by the Respondent in connection with this solicitation

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will become the property of the Owner. The Owner will not return submitted materials to the Respondent unless the Respondent has specifically marked it as confidential and asks the Owner to return it.

- 6.6 Additional Information.** The Owner may request additional information or clarifications from any Respondent without seeking the same additional information or clarifications from the other Respondents.
- 6.7 Definitions.** Terms not otherwise defined but which are used in this solicitation are defined in the Contracting Definitions. (link at **Section 2.1.1** above).

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