

**Allen County Sanitary Engineering Department  
Request for Qualifications (RFQ)  
Construction Manager at Risk (CMAR) Services  
BOSC Pump Station & Forcemain  
February 26, 2026**

**A. Project Information**

1. Project Name: Sanitary Engineering Department BOSC Pump Station & Forcemain
2. Owner: Allen County Sanitary Engineer
3. Address: NE quadrant of Bluelick Road and Cole Street
4. Engineer: ms Consultants
5. Estimated Construction Cost: **\$29,834,256.00**
6. Scope: This project includes construction of the new BOSC Pump Station and Forcemain on the northeast quadrant of the Bluelick Road and Cole Street intersection in Allen County, Ohio. The pump station is to be a suction lift pump station with a firm capacity of 2.5 million gallons per day (MGD) at full build out. The project will also include design of dual forcemains. The first forcemain will begin as a 10-inch forcemain at the BOSC pump station (PS) and continue to the American Bath Plant where a portion of flow will split off, the forcemain will then continue as an 8-inch to the American II plant with its remaining flow. The second forcemain will be a 16-inch forcemain to convey flows from the Bosc PS to the existing 78" gravity sewer at the intersection of Woodward Avenue and Grand Avenue within the City of Lima, Ohio. The two forcemains will be approximately 20,100 linear feet (LF) and 17,900 LF of forcemain, respectively.
7. Schedule:

<b>RFQ Phase</b>	
RFQ Advertised	02/27/26
SOQs Due	03/13/26
Short-listed Firms Notified	03/18/26
<b>RFP Phase</b>	
RFP Issued	03/20/26
Proposals Due	04/15/26
Interviews	Week of 04/20/26
CMAR Selection Announced	04/27/26
<b>Construction Phase</b>	
Estimated Construction Start Date	Q4 2026
Substantial Completion Date	01/2028
Final Completion Date	06/2028

8. Delivery Method

- a. Allen County Sanitary Engineer (Owner) intends to contract for Construction Manager at Risk (CMAR) services as defined in Section 9.33 of the Ohio Revised Code (ORC) for the BOSC Pump Station and Forcemain Project.

9. Procurement Process

- a. The Owner requests statements of qualifications (SOQ) from experienced CMAR firms to provide CMAR services associated with the Project. Using the evaluation criteria included in this RFQ, the Owner will review the responsive SOQs from CMAR firms (Respondents) to develop a list of Respondents qualified to receive the future request for proposal (RFP). The Owner will qualify no more than (3) Respondents to receive the RFP unless the Owner determines fewer than (3) Respondents are qualified.
- b. The RFP will include a technical and a pricing component. The Owner will evaluate the responsive proposals from Respondents and, considering technical and pricing information, will select the Respondent determined to provide the Owner the best value for the Project.

**B. CMAR Scope of Services**

1. General:

- a. CMAR Services
  - i. CMAR services for the Project will include Preconstruction Services, Construction Services, and Postconstruction Services identified in this RFQ.
- b. Agreement
  - i. The form of the agreement, general conditions, and other contract documents necessary for qualified Respondents to prepare responsive proposals will be included in the RFP.
  - ii. The agreement and associated contract documents will include the contractual CMAR scope of services.

2. Preconstruction Services:

- a. Participate in scheduled design meetings with the Owner and the Engineer to provide input on topics affecting the Project's construction including materials of construction, construction costs, constructability, construction phasing, and construction sequencing.
- b. Participate in coordination meetings with the Owner, the Engineer, regulatory agencies, and utility companies as needed for securing approvals and permits necessary for the Project.
- c. Provide construction phasing and sequencing input to develop a design which can be constructed within the contracted duration.

- d. Identify long lead time items and provide details to the Owner and the Engineer to begin procurement process, if applicable.
  - e. Provide review comments at each design phase for design documents provided by the Engineer (30%, 60%, 90%, and 100%).
  - f. Provide constructability and value engineering comments at each design phase for design documents provided by the Engineer (30%, 60%, 90%, and 100%).
  - g. Provide construction cost estimates at each design phase for design documents provided by the Engineer (30%, 60%, and 90%).
  - h. Develop bid packages including potential Subcontractor/Suppliers for each package. Develop prequalification criteria and prequalify Subcontractors, as applicable in accordance with Ohio laws and regulations.
  - i. Establish a Guaranteed Maximum Price (GMP) using open book pricing based on construction cost estimates provided at each design phase.
  - j. The CMAR firm should be prepared to provide a GMP at the 60% - 90% design level.
3. Construction Services:
- a. Complete Final Bidding and award Subcontracts to successful bidders with the Owner's input as allowed per ORC.
  - b. Maintain a safe job site in accordance with all laws and regulations.
  - c. Provide continuous coordination with the Owner, the Engineer, permitting and regulatory agencies, and additional parties.
  - d. Hold and manage all construction-related contracts.
  - e. Provide necessary bonds and insurance coverage per ORC and the contract documents.
  - f. Provide wage rate documentation and reports per ORC and the contract documents.
  - g. Provide supervision of and quality control over all construction-related activities in addition to and in coordination with inspections required by the contract documents.
  - h. Procure or arrange procurement of all construction-related materials and equipment.
  - i. Acquire and maintain all construction-related permits and address all construction-related permitting requirements.
  - j. Schedule and manage all construction-related activities in coordination with the Owner's operations and document construction progress in the form of project schedule.
  - k. Attend monthly progress meetings, quality control meetings, and other meetings as needed.
  - l. Provide temporary facilities and controls as required per the contract documents.
  - m. Provide required training to Owner's staff.

- n. Provide start-up and commissioning.
  - o. Provide closeout including record documents, approved shop drawings and submittals, special bonds, special guarantees, service agreements, final payment documentation, releases or waivers of liens and claims, releases from agreements, spare parts, and final cleaning.
4. Post-Construction Services
- a. Provide warranty service and close-out in accordance with the contract documents and the executed warranties.
  - b. Transfer all material and equipment vendor warranties and guarantees to the Owner.

**C. Communication during RFQ Process**

1. Communications with Owner
- a. Except during scheduled site visits, Respondents should not discuss any information directly relating to this procurement process with any Owner personnel or staff.
2. Site Visits
- a. Respondents may schedule visits to the project site by contacting:
    - i. Brad Niemeyer, P.E.  
Allen County Sanitary Engineer  
419-996-4670  
[bniemeyer@allencountyohio.com](mailto:bniemeyer@allencountyohio.com)
3. Communication with Engineer
- a. Respondents should direct all questions in writing to:
    - i. Joshua Martin, P.E.  
Project Manager  
ms Consultants  
614-898-7100  
[jmartin@msconsultants.com](mailto:jmartin@msconsultants.com)
4. Addenda
- a. If necessary, the Engineer will provide interpretations, supplemental instructions, clarifications, or modifications to the RFQ documents in the form of written addenda which will become part of the RFQ documents. The Engineer will issue addenda to all Respondents who obtained the RFQ from the Engineer no later than (5) days prior to the SOQ due date.
  - b. Respondents are required to acknowledge the receipt of each addendum in its transmittal or cover letter which is to be included with the Respondent's SOQ. Failure of any Respondent to receive any addendum does not relieve such Respondent from any obligation under its SOQ as submitted.

#### **D. SOQ Submittal Instructions**

1. Submittal Deadline
  - a. 2:00 p.m. local time on 03/13/2026.
2. Delivery Format
  - a. Respondents shall submit the required quantity of submittals in a sealed box. The outside of the box shall include the Respondent's name, the respondent's address, the project name, and the note "STATEMENT OF QUALIFICATIONS ENCLOSED."
  - b. Statement of Qualifications shall be delivered to the following address:
    - i. Allen County Sanitary Engineer  
ATTN: Brad Niemeyer, P.E.  
3230 N. Cole Street  
Lima, Ohio 45801
  - c. Quantity and Format of Submittals
    - i. (4) hard copies
    - ii. (1) copy in .pdf format on a USB key

#### **E. SOQ Required Content**

1. Respondent's Qualifications
  - a. Identify the proposed delivery Team's key personnel and their credentials, technical training, education, and previous CMAR experience.
  - b. Provide an organizational chart for the key personnel for both the Preconstruction and Construction Phases of the Project.
  - c. If Respondent's CMAR Team includes Consultants and/or Subcontractors, identify the Respondent's experience with each consultant on previous projects.
  - d. Provide resumes for proposed staff.
    - i. Limit resumes to (1) page per staff member.
2. Capability to Provide CMAR Services
  - a. Workload and Availability:
    - i. Provide a table listing all projects ongoing at the time of submitting the SOQ to determine the Respondent's availability to provide CMAR services.
    - ii. The information provided should generally include project name, Client's name, contract value, anticipated completion date, and the names of key personnel assigned to the project.
  - b. Respondent's Experience:
    - i. Provide a table listing all treatment plant and pump station projects contracted in the last (10) years.

- (a) The information provided should generally include project name, Client's name, contract value, and completion year.
  - c. Respondent's CMAR Team Experience:
    - i. Provide information for up to five (5) projects detailing Respondent's CMAR Team's experience on projects similar in scope.
      - (a) The information provided should generally include project name, Client's name, Client's contact information, project location, contract value, completion year, a brief description of the project and its relevance to this RFQ, and key personnel and consultants associated with and their role on the project.
      - (b) Limit project information to (1) page per project.
  - d. Familiarity with Region:
    - i. Provide information documenting Respondent's familiarity with the region including Subcontractors, workforce, and suppliers.
    - ii. Provide distance from Respondent's home office to the project site in miles using the straight-line method.
- 3. Past Performance
  - a. Estimating and Budget Management:
    - i. Provide information that outlines the Respondent's methods and systems to manage estimates and budgets.
      - (a) Provide information for up to (5) projects for which Respondent delivered the project within budget.
      - (b) The information to be provided should generally include project name, Client's name, original contract value, final contract value, and percent variance.
      - (c) Limit project information to (1) page per project.
  - b. Schedule Management:
    - i. Provide information that outlines the Respondent's methods and systems to manage schedules.
      - (a) Provide information for up to (5) projects for which Respondent delivered the project on or ahead of schedule.
      - (b) The information to be provided should generally include project name, Client's name, original contract completion date, and actual completion date.
      - (c) Limit project information to (1) page per project.
- 4. Financial Responsibility and Insurance Coverage
  - a. Bonding Capacity:



SOQs: SOQs will first be reviewed for responsiveness and then, if determined to be responsive, reviewed and evaluated for qualifications.

2. Review for Responsiveness:
  - a. The Owner will review SOQs for responsiveness. SOQs will be deemed responsive if they respond to the RFQ in all material respects and do not include irregularities, deviations, or exceptions from the RFQ.
  - b. The Owner will notify in writing each Respondent deemed non-responsive, including the reason(s) for such determination.
3. Review for Qualifications:
  - a. The Owner will review SOQs for Respondent’s qualifications to provide CMAR services.
4. The evaluation committee and the Owner will use the following criteria to evaluate each SOQ:

Evaluation Criteria	Points
Respondent’s Qualifications	25
Capability to Provide CMAR Services	20
Familiarity with Local Region	10
Past Performance	25
Financial Responsibility and Insurance Coverage	10
Additional Information	10
<b>TOTAL</b>	<b>100</b>

**G. Owner Rights Reserved**

1. The Owner reserves the right to accept or reject all or portions of any response(s) to the RFQ, to waive any formalities of the RFQ process, to re-advertise the RFQ, to amend the terms of the RFQ, to extend the dates provided herein, to suspend the procurement if the desired outcomes are not achieved, and/or proceed to provide the services otherwise, as the Owner may determine in its sole discretion is in the best interest of the Owner.
2. No reimbursements will be made by the Owner for any costs incurred in responding to this RFQ, developing or submitting responses to this RFQ, or attendance at a site inspection, conference, or interviews.
3. The Owner reserves the absolute right to conduct such investigations as it deems necessary to assist in the evaluation of any response to this RFQ and to establish the experience, responsibility, reliability, references, reputation, business ethics, history, qualifications, and financial ability of Respondents. The purpose of such investigation is to satisfy the Owner that Respondents have the experience, resources, and commercial

reputation necessary to perform the work and support any warranties in the prescribed manner and time.