



COLUMBUS METROPOLITAN HOUSING AUTHORITY

Request for Qualifications (RFQ) For Multi-Year Construction Services (REV #1)

1. INTRODUCTION

The Columbus Metropolitan Housing Authority (CMHA) is soliciting Statements of Qualifications (SOQs) from qualified, licensed, and experienced construction firms to provide general construction services on an as-needed basis for CMHA-owned and managed properties.

This procurement will result in the award of Indefinite Delivery / Indefinite Quantity (IDIQ) contracts for a base term of one (1) year, with one (1) additional one-year renewal option, exercisable at CMHA's sole discretion.

2. SCOPE OF SERVICES

Selected firms may be required to perform, on an as-needed basis:

- Pre-construction services
- General new-build construction
- Renovation projects
- Site work and exterior improvements
- Any other construction service deemed necessary to the agency

Work may be performed at developments, partnered developments, administrative facilities, and other CMHA-owned properties.

3. CONTRACT TYPE

CMHA anticipates awarding one or more:

- Guaranteed Maximum Price Contracts (GMP)
- Lump Sum Contracts
- Unit Price Contracts

CMHA does not guarantee a minimum amount of work.

4. MINIMUM QUALIFICATIONS

Respondents must:

- Be properly licensed in the State of Ohio.
 - Maintain required insurance and bonding capacity.
 - Demonstrate experience with multi-family and mixed-use housing construction.
 - Demonstrate experience with federally funded projects.
 - Have no active debarment (SAM.gov verification required).
 - Demonstrate capacity to perform multiple projects concurrently.
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5. EVALUATION CRITERIA

Qualifications will be evaluated based on:

Criteria	Weight
Relevant Experience	25 points
Past Performance	25 points
Key Personnel	15 points
Capacity & Resources	20 points
Safety Record	15 points

CMHA reserves the right to conduct interviews.

6. CONTRACT TERM

- Base Term: One (1) Year
- Renewal Options: One (1) additional one-year period
- Maximum Possible Term: Two (2) Years

Renewal is subject to:

- Satisfactory contractor performance
- Continued need
- Availability of funds
- Board approval

CMHA may elect not to renew in whole or individual firms at its sole discretion.

7. CONTRACT REQUIREMENTS

The resulting contract will include, as applicable:

- Davis-Bacon Act
- Section 3/MBE Compliance
- Cost Certifications

All required clauses under **2 CFR Part 200 Appendix II** may be incorporated.

8. SUBMISSION REQUIREMENTS

Firms must submit:

1. Cover sheet
 2. Firm Profile
 3. Relevant Project Experience (minimum 3 projects, 5 maximum)
 1. Heavy emphasis will be placed on 3-story walk-ups and townhome style buildings.
 4. References (minimum 3)
 5. Organizational Chart
 6. Resumes of Key Personnel
 7. Safety Record (EMR for last 3 years)
 8. Proof of Insurance and Bonding Capacity
 9. Two hard copies and one digital copy on a flash drive.
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9. PROCUREMENT SCHEDULE

- RFQ Issued: **April 15, 2026**
 - Questions Due: **May 7, 2026**
 - Responses Due: **May 18, 2026**
 - Due by 11:30am
 - Attn: Mike Wagner and Chris Belcastro
 - Interviews (if applicable): **May 26, 2026, through May 28, 2026**
 - Award: **June 1, 2026**
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10. RESERVATION OF RIGHTS

CMHA reserves the right to:

- Reject any or all submissions
 - Waive informalities
 - Cancel the solicitation
 - Issue multiple awards
 - Negotiate with top-ranked firms
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11. ACKNOWLEDGEMENT

- Submitting firm to include this page in submission as acknowledgment of Revision 1 to the RFQ.

• Signature: _____ Date: _____