



# COLUMBUS METROPOLITAN HOUSING AUTHORITY

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

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### 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.

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### 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.

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### 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.

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#### 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:

<b>Criteria</b>	<b>Weight</b>
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.

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#### 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.

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## 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.

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## 8. SUBMISSION REQUIREMENTS

Firms must submit:

1. Cover sheet
  2. Firm Profile
  3. Relevant Project Experience (minimum 3 projects, 5 maximum)
  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
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## 9. PROCUREMENT SCHEDULE

- RFQ Issued: **April 15, 2026**
  - Questions Due: **May 7, 2026**
  - Responses Due: **May 18, 2026**
  - 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