

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	College of Business - New Building Concept	Response Deadline	08-21-2015	2 PM	local time
Project Location	2906-2910 Woodside Drive	Project Number	UCN -16018A		
City / County	Cincinnati / Hamilton	Project Manager	Dale Beeler		
Owner	University of Cincinnati	Contracting Authority	Local Higher Education		
Delivery Method	CM at Risk	Prevailing Wages	State		
No. of paper copies requested (stapled, not bound)	5	No. of electronic copies requested (PDF)	1		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to:
Dale Beeler at University of Cincinnati, Planning + Design + Construction, University Hall Suite 600, 51 Goodman Drive,
Cincinnati, Ohio 45219.
See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Dale Beeler at dale.beeler@uc.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The University of Cincinnati, Lindner College of Business, due to continued exceptional growth in both graduate and undergraduate programs, and in light of space needs and aging facilities, requires a new building on UC's Uptown west campus. **This RFQ begins the process by soliciting nationally / internationally recognized Design Architects for consideration.**

The remainder of the design and construction management team will be selected through subsequent and separate solicitations.

Project funding is currently approved through Schematic Design services only. However, the University reserves the right to amend the existing contracts of all participants to extend beyond initial design services, if and when, the project is fully approved.

Space analysis and programming work is underway, and a tentative site has been identified on the west campus. This site, currently occupied by the Alumni Center and the unused Faculty Club building, anchors the northern terminus of UC's MainStreet. The projected multi-story building will house most, but not all, facilities for students and faculty for the College of Business.

The new facility is functionally and visually critical to the continued success of both MainStreet and Campus Green master planning implemented over the past three decades. It will serve to connect both recreational and academic open spaces and structures that are carefully woven into the heart of the West Campus. This site is situated at the locus of these diverse functions. Its adjacency to numerous, iconic buildings and public spaces warrants the highest degree of planning and design excellence.

A Program of Requirements and preliminary budget estimate are currently under development and will be shared with firms selected for subsequent interviews.

Upon approval, construction of the new 250,000 to 275,000 +/- GSF, state-of-the-art business school will be via the Construction Manager at-Risk delivery method.

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B. Scope of Services

The project is conceived to be accomplished in two design phases:

Phase One

This initial phase will consist of a direct Design Architect contract for **Schematic Design** with the goal of conceiving a unique and provocative design that fulfills the building's extensive POR and leverages the site's assets while working within the available budget.

The building plans, sections, elevations and outline specifications shall be produced to allow the creation of a Schematic Design cost estimate by the CM@R. In addition to Schematic Design documents, the University will require a level of 2-D and 3-D presentation documents sufficient for Board of Trustees (BOT) review and approval and potential fundraising uses.

The design team will also present their project to the University's Design Review Committee (DRC) for review and comment.

Phase Two

This phase, when authorized, consists of all remaining services for Design Development, Construction Documents, Bidding, Construction Administration, Close-Out and Additional Services as requested. Design Architect services for Phase Two may be contracted indirectly as a part of the overall Architect of Record amended agreement.

Pending University approval of the Schematic Design concept and budget, the University reserves the right to amend the scope of services agreements to continue the project to completion. The University also reserves the right to solicit a new project team or to cancel the project entirely.

Phase Two will require all parties to participate in the Encouraging Growth, Diversity & Equity (EDGE) Program as required by statute and the Agreement.

Phased documentation is anticipated to maintain aggressive construction scheduling.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

C. Funding / Estimated Budget

Total Project Cost	<u>\$110 Mil - 135 Mil. estimate</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$85 Mil to 110 Mil.</u>	Other Funding	<u>ALL</u>
Estimated A/E Fee	<u>tbd</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., creation of a Program of Requirements, extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Design Architect</u>
Secondary	<u>none</u>
	<u>_____</u>
	<u>_____</u>
	<u>_____</u>
	<u>_____</u>
Others	<u>_____</u>

E. Anticipated Schedule

Professional Services Start	<u>09 / 15</u>
Construction Notice to Proceed	<u>tbd</u>
Substantial Completion of all Work	<u>tbd</u>
Professional Services Completed	<u>tbd</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
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NOTE: The primary A/E shall be (1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to ORC Chapter 4703, (2) a landscape architect holding a license and certificate of authorization issued by the Ohio Landscape Architects Board pursuant to ORC Chapter 4703, or (3) a professional engineer or professional surveyor holding a license and certificate of authorization issued by the Ohio Engineers and Surveyors Board pursuant to ORC Chapter 4733.

G. Evaluation Criteria for Selection

- Experience with meeting Owner's programmed vision, scope, budget, and schedule on previous projects.
- Experience with major School of Business design within the past 5 years, preferred but not required.
- Experience with design of critically acclaimed higher education buildings in general.
- Experience with high efficiency building design such as LEED Gold or higher.
- Experience with complex site constraints (and opportunities) of dense urban settings.

H. Submittal Instructions

Firms are required to submit the current version of Statement of Qualifications (Form F110-330) available via the OFCC website at <http://ofcc.ohio.gov>.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Acrobat, go to Advanced, then PDF Optimizer. Also, please label the CD or DVD and the sleeve with the project number and firm name if applicable.

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Facsimile copies of the Statement of Qualifications will not be accepted.

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

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Project Name College of Business - New Building Concept Proposer Firm _____
 Project Number UCN-16018A City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 150 miles	5	
	150 miles to 300 miles	2	
	More than 300 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$500,000	2	
	\$500,000 to \$5,000,000	1	
	More than \$5,000,000	0	
c. Number of licensed professionals	Less than 10 professionals	1	Max = 3
	10 to 20 professionals	1	
	More than 20 professionals	1	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 20	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 0	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 0	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 6 projects	0 - 3	
	6 to 9 projects	4 - 6	
	More than 9 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 2 projects	0 - 1	
	2 to 4 projects	2 - 3	
	More than 4 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____