Request for Qualifications (Design-Build Contract)
State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	Lausche Heating Plant Replacement	Response Deadline	May 30, 2013 5:00 PM local time
Project Location	Athens Ohio	Project Number	OHU-121900
City / County	Athens / Athens	Project Manager	Tim Strissel
Owner	Ohio University	Contracting Authority	Local Higher Education
No. of paper copies requested (stapled, not bound)	0	No. of electronic copies requested on CD (PDF)	1

Submit the requested number of Statements of Qualifications (Form F110-330) directly to University Service Center at 49 Factory Street Athens Ohio 45701-2942. See Section H of this RFQ for additional submittal instructions.

Project Overview

A. Project Description

This project will replace the existing Lausche Heating Plant with a new Cogeneration Facility capable of supplying electric, steam and chilled water to the Ohio University Campus.

The Program of Requirements (POR) will be developed as a part of this project by the Criteria Architect/Engineer.

This project will utilize the Design-Build project delivery method.

State Prevailing Wage requirements apply to this project.

All aspects of the project and related issues will be implemented and operated consistent with the Owner's policies and procedures.

The Lausche Heating Plant, located in the northwestern portion of the Athens, Ohio campus, provides steam to the majority of the campus via a steam tunnel distribution network. The facility consists of three coal fired boilers, one natural gas fired boiler and all associated mechanical and electrical auxiliary systems required for steam plant operation. In addition to the heating equipment, the facility also includes chilled water generation and domestic hot water equipment that serves the majority of the campus. The plant includes two electric centrifugal and one steam turbine driven chiller. The installed steam and chilled water generating capacity is 330,000 pounds per hour (PPH) and 6,250 tons, respectively.

Electric service for the campus is provided from an electric substation located adjacent to the Lausche Heating Plant. The incoming service from American Electric Power (AEP) is 69 kV and is transformed to 12.47 kV for campus distribution. The campus distribution is configured in a single radial feeder configuration with two main feeders. These feeders traverse the campus, mostly via underground conduits, and supply various switching stations and campus building transformers. There is currently no on-site power generation as all power is purchased from AEP.

This project will replace the existing Lausche Heating Plant (but not the West Green Chilled Water Plant (6,250 tons)) with a new Cogeneration Facility. The Cogeneration Facility will utilize combustion turbine technology. The plant will provide all of the campus heating needs (winter peak of 160,000 PPH), provide a portion of the campus electric needs (campus peak of 22 MW) thus reducing the amount of power purchased from AEP and provide the majority of the campus cooling needs (approximately 11,500,000 Ton-Hours).

Adjacent to the Lausche Heating Plant is the new RO boiler water supply plant; this plant will interconnect with the new Cogeneration Facility as part of this scope.

The Cogeneration Facility will be built in a new building adjacent to the existing Lausche Heating Plant (site of either existing garage facility or Facilities Shop #3). The garage facility or Facilities Shop #3 will be removed prior to start of this project (relocation is not part of this project and will be completed by others). In addition to housing the mechanical equipment, the building will include office space, conference/meeting room, plant control room, campus building automation system control room, water chemistry room, chemical storage area, workshop and dedicated parts storage areas and minimal locker facilities. The building architecture will be required to follow published Ohio University Architecture Guidelines. The building will have to comply with all local, state and federal codes. The building shall be designed to achieve a LEED silver certification. Separate spaces in the building shall be provided for the electrical equipment and cooling equipment.

The prime mover for the project will be a nominal dual fuel 8 MW combustion turbine with a fired heat recovery steam generator operating at 125-psig saturated conditions. The campus loads are such that this unit will be base loaded throughout the year. The resulting steam generated will be used to satisfy the campus heating requirements in winter and shoulder months and utilized to drive steam cooling in the summer months. Additional packaged watertube boilers will be required to meet the peak steam demand and serve as a back-up in the event of a combustion turbine outage. The steam plant auxiliary systems shall be designed to meet the peak heating demand. The point of steam distribution to the campus is in the Lausche Heating Plant. This will not change. A steam line will have to be routed (in a new tunnel) from the Cogeneration Facility to this point of distribution. All campus condensate however will return to the new Cogeneration Facility. There is an 8-inch steam line that provides steam to the Ridges Complex. This line will be repaired as part of this project.

The Cogeneration Facility will have a primary fuel of natural gas and secondary fuel of ultra-low sulfur diesel (ULSD). New ULSD storage tank(s) for a 2 day on-site back up fuel supply and fuel delivery is included in this project scope. 500 psig natural gas supplies will be available to the site. Two natural gas fuel supplies will be available at the Cogeneration Facility for redundancy of plant fuel supply; one supply will be high pressure and the other low pressure.

The plant will include 5,000 tons of additional cooling (2,500 electric and 2,500 steam turbine driven) and a 600 ton winter free cooling system heat exchanger. The new cooling equipment will supplement the existing cooling equipment (6,250 tons) in the Lausche Heating Plant. The cooling equipment in the Lausche Plant will be required to operate in conjunction with the new equipment. Additional heat rejection for the new cooling equipment will be required. The cooling plant will be designed to operate year round.

A dedicated close loop process cooling system with back-up chilled water will be included in this project scope to maintain generator air coolers, combustion turbine lube oil cooling and steam turbine chiller requirements.

The new Cogeneration Facility will also contain the new District Domestic Hot Water Heating Plant, which operates 24/7/365 to provide the campus with 140F domestic hot water.

A new electric distribution system will be required from the secondary of the incoming AEP service to the new Cogeneration Facility and two points of campus distribution. All of the new electrical equipment will be housed in a separate room in the new building. All of the existing Lausche Heating Plant electrical equipment will have to be re-fed from the new system, as the existing plant will remain.

The Cogeneration Facility will be provided with a back-up power system. The back-up power system will include a second 8 MW nominal combustion turbine with an HRSG along with the existing 1.5 MW diesel generator for plant black start. The combustion turbine will be utilized during periods of peak demand or emergency conditions. The 1.5 MW diesel generator will be relocated to the exterior of the new cogeneration facility.

A new automation, control and instrumentation system (Emerson Process Control DeltaV) will be provided as part of the project. With the exception of the combustion turbine all control and automation of the plant and components shall reside in the new automation and control system. In addition to mechanical systems, the SCADA control system shall incorporate monitoring and control of electrical equipment.

In the proposed configuration, the University will always be importing power from AEP. The equipment installed as part of this project will be paralleling with the utility system and as a result an impact study and interconnection agreement will be required. The DB firm will be responsible for obtaining the interconnection agreement.

The University currently holds a Title V air permit. The installation of a Cogeneration Facility will require a new air permit. The DB firm will be responsible for securing a new air permit and all other required permits.

The existing Lausche Heating Plant will remain in service until the warranty for the new Cogeneration Facility has expired. Demolition of the existing plant is not included in the scope of services.

This is a Design-Build project. The Design Build Firm will not own or operate the Cogeneration Facility.

RMF Engineering Inc has been hired to be the Owner's Engineer, Criteria Engineer and Commissioning Engineer for the duration of the project.

B. Scope of Services

The selected Design-Builder ("DB"), as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Owner the breakdown of the Agreement detailed cost components, to address the Owner's project requirements and refine the project schedule.

As required by the Agreement, and as properly authorized, provide the following categories of services: develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Schematic Design, Design Development, Subcontractor Prequalification and Bidding process, Construction Documents, Construction and Closeout stages. The design of the facility shall be in accordance with Ohio University, Design Standards. The guidelines may be found on-line at the Ohio University, Design and Construction website at http://www.ohio.edu/facilities/design-construction/universitystandards.htm> The project will be designed to be LEED Silver.

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.

The preconstruction and construction services are generally described below. Subcontracts for all trades will be awarded by the DB to qualified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Owner, the Criteria A/E and the DB. The Owner shall have access to all books, records, documents and other data in the DB's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

Preconstruction Services: The DB will work cooperatively with the Owner, Criteria A/E and Project Team, and will provide, among other services, schedule development, estimate development, program verification, schematic design, design development, Guaranteed Maximum Price (GMP) proposal, subcontractor prequalification and bidding, construction documents preparation, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the DB, together with the A/E of Record's detailed listing of any material incomplete design elements and the A/E of Record's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The DB shall submit to the Owner and the Criteria A/E their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The DB, Owner and the Criteria A/E (along with selected engineers and consultants) shall meet to reconcile any questions, discrepancies or disagreements relating to the qualifications and assumptions, the Basis Documents or the Design Intent Statement. The reconciliation shall be documented by an addendum to the qualifications and assumptions that shall be approved in writing by the Owner, the Criteria A/E and the DB. The DB shall then submit to the Owner, for approval, the CM's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions and the Design Intent Statement. Contingent upon the Owner's approval of the final Contract Sum (GMP Amendment), the parties will enter into an amendment to the Agreement establishing the Contract Sum. The final negotiated Contract Sum shall not exceed the Project Budget established for construction. If the proposed Contract Sum exceeds such budget, then the Owner may terminate its agreement with the DB and seek from other firms, bids for completion of the Project.

Construction Services: The DB shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The DB shall hold all subcontracts and shall be fully responsible for the means and methods of construction, construction execution, progress schedule, weekly progress meetings, testing and inspection, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations including monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Owner. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Owner reserves the right to approve the DB's selection of subcontractors and any supplement terms to the subcontract form.

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (Form F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Cogeneration Facility Design and Construction Experience (5 to 20 MW range) Employing Combustion Turbine Technology
2. Cogeneration Facility Design and Construction Experience in a College Campus Setting
3. Emerson Process Control System Design Experience
4. Nalco Trasar Boiler & Cooling Water Chemistry Experience
5. Cogeneration Facility Electrical System Design Experience - 15 kV and Below
6. Cogeneration Facility Permitting Experience

7. Demonstrate Experience in Obtaining Utility Interconnection Agreement
8. LEED Design Build Experience
9. If construction and design firms partner to compete for the project, they must demonstrate previous design-build project experience on projects of similar scope.
10. Track Record Delivering Similar Projects on Schedule and Within Budget
11. Methods of Avoiding Cost Overruns
12. Methods of Quality Assurance During Design and Construction

C. Funding / Estimated Budget

Total Project Cost	$70,000,000	State Funding	$ 0
Construction Cost	$59,000,000	Other Funding	$ 70,000,000

D. Anticipated Schedule

DB Services Start (mm/yy)	09/13
Construction Stage Start (mm/yy)	06/14
Contract Completed (mm/yy)	02/16

E. EDGE Participation Goal

Percent of Preconstruction Compensation	5%
Percent of Initial Design Services Fee	5%
Percent of Contract Sum	5%

F. Evaluation Criteria for Selection

Selection Criteria:
The DB will be selected using (i) a qualifications-based selection process during the Request for Qualifications (RFQ) stage to develop a short list and (ii) a best value selection process during the Request for Proposal (RFP) stage for the final DB selection. The qualifications-based selection criteria for the RFQ is included in this announcement.

Short List:
Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. After evaluating the responses to this RFQ, the Owner will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Owner determines that fewer than three firms are qualified, it will only select the qualified firms.

Request for Proposal:
The short-listed firms shall be sent a RFP that will invite the firms to submit pricing proposals containing their proposed preconstruction stage reimbursable expenses, preconstruction fee, preconstruction stage design fee, preconstruction stage personnel costs, construction stage personnel costs, construction stage itemized general conditions cost, construction stage contingency percentage, construction stage design fee percentage, and design-build fee percentage. The pricing proposal submitted will be required to include detailed description and concept drawings for the proposed design. The technical submittal requirements will be identified in the RFP. The short-listed candidates will also receive (i) a form of the Agreement with the Owner containing the contract terms and conditions, (ii) a set of the most recent criteria documents and (iii) a proposed Project schedule. The criteria documents will include relevant technical details associated with the project including but not limited to narratives, performance requirements and concept drawings.

Pre-Proposal Meeting:
Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms to ask the Owner questions in an individual setting to help the firms prepare their responses to the RFP. The Owner will notify each short-listed firm to schedule individual times for the pre-proposal meetings.

Interview:
After submitting responses to the RFP, the short-listed firms will be interviewed by the Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and proposed design and ability to meet the stated objectives for the Project. Please be prepared to discuss with specificity the firm’s capacity to conduct this work in compliance with the timetable, budget and EDGE expectations. The Owner will notify each short-listed firm to schedule individual times for the interviews.

Selection Schedule:
Tentative schedule is subject to change.

Qualifications Due	May 30, 2013
Interview of Short Listed Firms	June 17 thru 26th
RFP issued to the Short-Listed Firms	July 1, 2013
Site Visit at Lausche project site	July 8, 2013
Pre-proposal Meetings at Ohio University Main Campus	July 15, 2013
Proposals Due	August 9, 2013
Interviews at Ohio University Main Campus	August 27/28/29, 2013
Selection of DB	September 17, 2013

Cancellation and Rejection:
The Owner reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Owner shall have no liability to any proposer arising out of such cancellation or rejection. The Owner reserves the right to waive minor variations in the selection process.

Interested DB firms are required to address how they will implement Building Information Modeling ("BIM") on the project, experience and level of training of staff related to BIM, incorporation of team partners that have previous BIM experience, and an understanding of collaborative BIM processes, including but not limited to the *State of Ohio BIM Protocol* available at the OFCC website at http://ofcc.ohio.gov.

Interested DB firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the DB's team. The EDGE Affidavit and / or waiver request letter and Demonstration of Good Faith Effort form(s) with complete documentation must be attached to the DB's Proposal. Both forms can be accessed via the OFCC website at http://ofcc.ohio.gov.

For all Statements of Qualifications, please identify the EDGE-certified Business Enterprises, by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

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 single PDF document** file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Submit all questions regarding this RFQ in writing to Tim Strissel at strissel@ohio.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the OAKS Capital Improvements (OAKS CI) website at http://ci.oaks.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.

Unless otherwise noted or exempt, all documents submitted to the Owner in response to this RFQ or RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (*e.g.*, a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability and professional liability.
3. Management Systems: Describe the scheduling and cost control systems the firm would propose to use for the Project

4. Self-Performed Work: Indicate whether the firm intends to self-perform any work on the Project through a competitive process and, if so, the nature of the work and capability to self-perform.
5. Estimating: Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
6. Scheduling: Demonstrated track record of performance of managing projects to the original schedule.
7. Firm Description: Provide a description of the Design Build Firm including the corporate structure. Clearly identify partnering arrangements between firms if applicable.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, 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.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate
AP: LEED AP (Legacy LEED Accredited Professional without specialty)
AP +: (see below):
- LEED AP BD+C (Building Design and Construction specialty)
- LEED AP ID+C (Interior Design and Construction specialty)
- LEED AP O+M (Operations and Maintenance specialty)
- LEED AP ND (Neighborhood Development specialty)
- LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials

CCCA: Certified Construction Contract Administrator (CS()
CCM: Certified Construction Manager (CMAA)
CCS: Certified Construction Specifier (CSI)
CDT: Construction Document Technologist (CSI)
DBIA: Design-Build Institute of America

Design-Build Selection Rating Form
State of Standard Forms and Documents

Project Name Lausche Heating Plant Replacement

Project Number OHU-121900

Proposer Firm _____

City, State, Zip _____

Selection Criteria			Value	Score
1. Primary DB Location Workload (Maximum 10 points)				
a. Proximity of DB's office where the majority of work will be performed to the principal project site	Less than 500 miles from project site		4 - 5	
	500 miles to 1000 miles from project site		2 - 3	
	More than 1000 miles from project site		0 - 1	
b. Amount of contracts awarded by the Contracting Authority to the DB in the previous 24 months (exclude projects on hold)	Less than $250k in previous 24 months		5	
	$250k to $500k in previous 24 months		2	
	More than $500k in previous 24 months		0	
2. Primary DB Qualifications (Maximum 35 points)				
a. Project Management Lead (e.g., education, experience, credentials)	Experience / ability of project manager to manage scope / budget / schedule / quality		0 - 10	
b. Project Administrative Staff (e.g., superintendent, project engineer, administrative support)	Experience / knowledge of project admin staff to achieve owner's vision and requirements		0 - 5	
c. Project Design Lead (e.g., awards, publications)	Experience / creativity of lead designer		0 - 5	
d. Construction Technical Staff (e.g., scheduling / estimating, education, experience, credentials)	Experience / ability of construction technical staff to fully coordinate estimate and schedule		0 - 5	
e. Design Technical Staff (e.g., BIM/CAD capabilities education, experience, CDT or CCS* credentials)	Experience / ability of technical staff to develop quality construction documents		0 - 5	
f. Construction Administration Staff (e.g., education, experience, CDT, CCM, or CCCA* credentials)	Experience / ability of field representatives to identify and solve issues during construction		0 - 5	
3. Key Consultant Qualifications (Maximum 15 points)				
a. Key Consultants (e.g., architectural, civil, mechanical, or electrical engineering, roofing or other specialty consultants)	Experience / ability of key consultants to perform effectively and collaboratively		1 - 10	
b. Proposed EDGE-certified Consultant Participation** (fully executed Statements of Intent to Contract and Perform with relevant EDGE firms)	One additional point for every 2 percent increase in preconstruction stage compensation over the advertised EDGE participation goal		0 - 5	
4. Overall Team Qualifications (Maximum 10 points)				
a. Previous Collaboration of the Project Team (sample projects on which a significant number of individual team members have worked together)	Less than 3 sample projects		0	
	3 to 5 sample projects		2	
	More than 5 sample projects		3	
b. LEED*** Training / Professional Accreditation (demonstrated either by the DB or relevant consultant)	LEED*** Credentials* (Maximum 3 points)	GA	1	
		AP	2	
		AP+	3	
c. LEED*** Registered / Certified Project Experience (demonstrated either by the DB or relevant consultant)	LEED*** Registered Projects (RP) or LEED*** Certified Projects (CP) (Maximum 2 points)	RP	1	
		CP	2	
d. Team Organization (showed formal relationships between owner, contracting authority, consultants)	Clarity of responsibility / communication demonstrated by table of organization		0 - 2	
5. Overall Team Experience (Maximum 30 points)				
a. Past Performance of the Project Team (provided reference letters from sample project contacts)	Past performance as indicated by DB evaluations and letters of reference		0 - 10	
b. Experience with similar projects and Design-Build project delivery method	Less than 3 projects		0 - 3	
	3 to 5 projects		4 - 6	
	More than 5 projects		7 - 10	
c. Budget and Schedule Management (included data on estimate versus bid and original contract sum & time versus change orders for sample projects)	Performance in completing projects within original construction budget and schedule		0 - 5	
d. Knowledge of Ohio Capital Improvements Process (e.g., experience following the *OFC Manual*, the Standard Requirements, and ORC Chapter 153)	Less than 5 projects		0 - 1	
	5 to 10 projects		2 - 3	
	More than 10 projects		4 - 5	
* Refer to list of applicable credentials in Section H of the RFQ ** Must be comprised of consulting firm(s) and NOT the lead firm of the DB team *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute			**Subtotal**	

Notes:

Evaluator:

Name _____

Signature _____ Date _____