

Request for Qualifications Design-Build Services

The Ohio State University
2009 Millikin Road, 400 Central Classroom Building
Columbus, OH 43210



www.fod.osu.edu
Phone 614-292-4458

A. PROJECT DESCRIPTION

1. The Ohio State University (the "Owner") is seeking statements of qualifications from firms interested in providing design and construction services as a design-builder for the McCorkle – Pool Tile Replacement (Project No. OSU-120695):

Estimated DB Total Contract Sum is \$ 1,390,000

Total Project budget is \$2,090,000 *Cost includes value of in kind pool materials (tile, grout and setting materials)

Pre-construction Duration: December 2012 through March 2013

Construction Duration: April 2013 through June 2013 and April 2014 through June 2014

*A phasing plan / schedule will be required to be provided by the selected Design Build Team on how best to stage and schedule the project.

Occupancy: As soon as possible

Criteria Architect/Engineer (the "Criteria A/E"): The Ohio State University

This project includes pool tile replacement in the RPAC Aquatic Center. The renovations will be made at both the McCorkle Aquatic Pavilion which includes the 50-meter competitive pool and the Ron O'Brien Diving Well. The Recreation Natatorium includes a lap pool, class instructional pool, leisure pool and a recreation spa.

The existing tile has experienced significant adhesion failures. As a result, pools will be drained, existing tiles regardless of their conditions will be removed, and new tiles will be installed on every pool. The Design Build team will be provided with all of the test data and access to test panels to develop their recommendation on adhesion / installation methods and all details. The University will be receiving and providing to the selected Design Build team all tile materials including tiles, grout and setting materials from a major vendor that will be used in this replacement project. The Design Build team will review the type of tile and setting materials that are to be provided and advise if any variation or type change is needed. Close communication between the vendor, Design Build team and OSU is required to verify that the correct materials are being provided. The Design Build contractor will be responsible for including a warranty on workmanship.

This project will need to be phased unless the selected Design Build team can provide a plan to complete the project in an expedited timeframe; the Design Build team will work closely with athletics and student life to determine the best possible schedule depending on volume of visitors, scheduled activities and competitions. If necessary multiple crews with full time oversight may be required to achieve the deadline.

It is also important to consider other factors that go towards making the pool function correctly on a daily basis, such as pumps and water heaters and any other internal mechanics that may be

affected by this tile replacement. Timing for draining and refilling as well as heating will need to be factored into the timelines that each team proposes.

The replacement tiles will duplicate original tile pattern colors, dimensions – only adhesion of the tile will differ from original drawings and specifications. The team will be required to follow specifications and requirements from the North American Tile Council on methods of properly draining and filling the pool.

All testing documents and drawings will be provided to the shortlisted teams. Short listed teams will also be provided the opportunity to see the actual test panels previously installed in the divewell.

Facts about the pools:

Lap Pool: 6 lanes, 25 yards. Depth ranges from 4-10 ft.

Class Instructional Pool: 8 Lanes, 25 yards. Movable floor (20' by 62'). Depth can range from 0-9 ft. (standard depth will be 4-9 ft.)

Leisure Pool: 2,848 square feet. Shallow entry for children and special needs. Small child slide and bubble bench. Depth ranges from 18 inches – 3.6 ft.

Leisure Whirlpool Spa: 212 square feet. Capacity 25 people.

50-meter competitive pool

Ron O'Brien Diving Well

Dive Spa

Important schedule:

Recreational Swimming Schedule: The Spa Pool and Lap Pool are open during normal operating hours, Monday - Thursday from 5:45 a.m. - 9 p.m.; 8 a.m. - 7 p.m. on Saturdays; and noon - 7 p.m. on Sundays.

McCorkle Aquatic Pavilion: Home to Ohio State varsity men's and women's swimming and diving teams and varsity synchronized swimming team. The pool and diving well are open on a limited basis to the recreational swimmer. (October – March).

The Design Build contractor will be selected based on best value and expertise in this field. It is recommended that teams include specialty consultants who are experts in pool design and construction.

2. EDGE. The Equal Opportunity Division of the Department of Administrative Services shall establish Encouraging Diversity, Growth and Equity ("EDGE") participation goals, which goals will be set forth in the RFP.

B. PROJECT DELIVERY

The Project will be designed and constructed using the "Design-Build" project delivery system. The design and construction services shall be set forth in more detail in the Design-Build Agreement, Ohio Department of Administrative Services, the form of which will be provided to short-listed firms, as defined in Section C.3.

C. SELECTION PROCESS

1. General. The Design-Builder shall be selected using a two-step best value selection process in which award is based upon a combination of qualifications and price considerations.

2. Qualifications Phase. Qualifications generally include competence to perform the required design-build services; ability to manage the required workload and provide qualified personnel, equipment, and facilities; past performance as reflected by the evaluation of previous clients with respect to factors such as control of costs, quality of work, and meeting deadlines; ability to comply with Ohio Revised Code Sections 4703.182, 4703.332, and 4733.16, including the use of a licensed design professional for all design services; financial responsibility as evidenced by the capability to provide a surety bond equal to one hundred per cent of the contract sum; history of performance with meeting goals of any diversity and inclusion programs required by a public authority or by applicable law, compliance with applicable affirmative action programs; and other similar factors.

3. Short-List. The Owner will evaluate each firm responding to this RFQ on the basis of that firm's submitted qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. The Owner may hold discussions with individual firms to explore further their qualifications, the scope and nature of the services they would provide, and the various technical approaches they may take regarding 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.

4. RFP. The Owner will provide the short-listed firms a Request for Proposal ("RFP") that will contain a description of the Project, including a statement of available design detail, a description of how the Guaranteed Maximum Price ("GMP") for the Project shall be determined, including the estimated level of design detail upon which the GMP shall be based, the form of the design-build contract, and a request for a pricing proposal. The RFP will specify that the proposal shall contain the technical proposal and a separate pricing proposal. The Owner may also include in the RFP a request for a proposed GMP.

5. Pre-Interview 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-interview 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 pre-interview meeting will be held at 2009 Millikin Road, Room 400, Columbus, Ohio 43210. The Owner will notify each short-listed firm to schedule individual times for the pre-interview meetings.

6. 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 ability to meet the Owner's stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance the Owner's timetable, budget, and EDGE expectations. The interviews will be held at 2009 Millikin Road, Room 400, Columbus, Ohio

43210. The Owner will notify each short-listed firm to schedule individual times for the interviews.

7. Selection Schedule

Qualifications Due	October 15, 2012, 4:30pm
Short-Listing of Firms	October 25, 2012
RFP Issued to the Short-Listed Firms	November 1, 2012
Pre-Proposal Meeting	Week of November 8, 2012
Proposals Due	November 29, 2012, 4:30pm
Interviews	Week of December 13, 2012
Selection of Design-Builder	December 20, 2012

8. Communication. Firms considering responding to this RFQ are strictly prohibited from communicating with any member of the Owner's staff, as all questions should be directed in writing to the person identified in Section E.2 hereof.

9. Cancellation and Rejection. The Owner reserves the right to cancel at any time for any reason this solicitation and to reject all proposals. 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.

D. REQUESTED SUBMISSIONS

Proposers are requested to submit the following information in response to this RFQ:

1. Statement of Qualifications. Complete the "Statement of Qualifications – Design Builder" which can be found in the following location: (<http://fod.osu.edu/vendor>) in the Professional Services Section. For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (SAO Form #F110-330), below is a list of relevant scope of work requirements for this RFQ.

- A. Pool Construction (New / Renovation)
- B. Forensic Construction / Installation Analysis related to Pool Projects
- C. Tile Installation (Focus on Tile type and Adhesion Methods)
- D. Phased Construction / Multiple Shift Project Construction Projects
- E. Alternative Pool Installation Projects

2. Bonding/Insurance. Provide evidence of capacity to provide bonding 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. EDGE. Describe the firm's history of performance with meeting goals of any diversity and inclusion programs required by a public authority or by applicable law, and compliance with applicable affirmative action programs.

4. Management Systems. Describe the record keeping, reporting, monitoring and other information-management systems that the firm would propose to use for the Project. Describe the scheduling and cost-control systems the firm would propose to use for the Project.

5. Self-Performed Work. Indicate whether the firm intends to self-perform any work on the Project through an acceptable competitive process and, if so, the nature of the work and capability to self-perform.

6. Estimating. Describe the capability of in-house estimating and describe the use of in-house estimating on projects comparable to the Project.

7. Other Considerations.

1. Indicate specialty consultant's expertise in the field of pool design and construction.

E. INSTRUCTIONS FOR DELIVERY AND DEADLINE

1. Six (4) copies and (1) electronic PDF of the proposal must be submitted in a sealed container clearly marked "Statement of Qualifications for Design-Build Services for OSU-120695 and delivered by the time and date specified in subparagraph E.3 to:

The Ohio State University
Design and Construction
Attention: Kristin Poldemann
2009 Millikin Road, Room 400
Columbus, Ohio 43210

2. Questions must be in writing and directed to Kristin Poldemann email address at poldemann.1@osu.edu. Answers to any questions shall be in writing and shall be sent to all firms who have received this RFQ.

Responses to this RFQ must be received at the address listed in Section E.1 by 4:30 p.m. local time on October 15, 2012.