

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>North Residential District Transformation</u>	Response Deadline	<u>10/23/13</u>	<u>2:00 p.m.</u>	local time
Project Location	<u>Columbus Campus</u>	Project Number	<u>OSU-110672</u>		
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Ruth Miller</u>		
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>Design Build</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>5</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Ruth Miller at 400 Enarson Classroom Building, 2009 Millikin Rd, Columbus, Ohio 43210. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Ruth Miller at miller.2495@osu.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 Ohio State University is preparing to transform our north residential community through the addition of 3,275 beds of new student housing, recreation and dining, creating a new, vibrant neighborhood of over 6,000 student residents. The development is to be guided by the University's dynamic new vision developed for Student Life and our recently completed One University Framework Plan (<http://onframework.osu.edu/>). The North Residential District Transformation project is composed of 12 new buildings totaling approximately 1,100,000 square feet and new additions to three of its existing towers. 8 existing buildings will be demolished in their entirety. An extensive site infrastructure and site improvements will be constructed as well.

Site Mobilization, Site enabling work, building demolition and site infrastructure work will begin in the 4th quarter of 2013. A tentative construction schedule of buildings is provided below:

Building	Total GSF	# of Stories	Structural Frame	Date Begin	Date Complete	Zone ¹
Building A	126,457	8	Concrete Frame	03/10/14	06/26/15	1
Building B	131,935	8	Concrete Frame	02/02/15	06/24/16	1
Building C	126,696	8	Concrete Frame	02/02/15	06/24/16	1
Building D	128,208	7	Concrete Frame	03/10/14	06/26/15	2
Building E	89,086	6	Metal LB Studs on Concrete Podium	05/23/14	07/17/15	2
Building F	94,606	6	Metal LB Studs on Concrete Podium	05/23/14	07/17/15	2
Building H	31,743	3	Steel Frame	07/18/15	04/03/15	3
Building I	126,381	8	Concrete Frame	05/11/15	06/24/16	3
Building J	169,725	7	Concrete Frame	12/09/13	06/26/15	3
Building K	34,322	3	Concrete Frame	09/14/15	06/24/16	1
Building L	100,665	6	Metal LB Studs on Concrete Podium	07/16/15	06/24/16	3
Pavilion	1,724	1	Steel Frame	05/23/14	07/17/15	2
Drackett Addition	11,418	2	Steel Frame	09/14/15	06/24/16	1
Jones Addition	3,887	1	Steel Frame	05/11/15	12/18/15	1
Taylor Addition	8,230	2	Steel Frame	07/16/15	02/26/16	1

1 - This number refers to the internal construction area within the Project site boundary that the building is located. If multiple firms are selected, firms will be assigned individual zones.

The University has contracted with Messer Construction as the Design – Builder and Messer Construction has hired HKS as the Architect of Record.

The University has retained Acock Associates Architects as the Criteria Architect. Acock Associates Architects will participate in the interviews for the selection of the Construction Testing and Inspection firm and will collaborate with the

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University in the selection process. Acock Associates will hold the contract with the successful construction testing and inspection firm.

B. Scope of Services

The University requires the services of a testing and inspection firm to act as the Owner's Testing Laboratory for the purpose of reviewing material and product reports and performing other services in order to ensure compliance with the contract documents and the provisions of Chapter 17 of the Ohio Building Code. Based upon the information gathered during the RFP process, the University will decide whether to engage one firm or multiple firms for the entire project.

A general description of the scope of services required by the University is described below. The scope of services includes but is not limited to the following:

Base Scope:

1. OBC Chapter 17 - All inspections as required by:
 - a. Section 1704.3 Steel Construction
 - b. Section 1704.4 Concrete Construction
 - c. Section 1704.5 Masonry Construction
 - d. Section 1704.7 Soils
 - e. Section 1704.8 Driven deep Foundations
 - f. Section 1704.9 Cast – In – Place Deep Foundations
 - g. Section 1704.12 Sprayed Fire Resistant Material
 - h. Section 1704.13 Mastic and intumescent fire resistant coatings
2. Specifications – All inspections required by the quality control requirements contained in the project specifications. The project is currently in the beginning of the Design Development Stage and without a project manual. The expected field inspections required includes:
 - a. Field Testing of Metal Storefronts. Curtain Wall and Sloped Glazing Systems per AAMA 503
3. Prior to submitting for plan approval, provide all the necessary information and assist the Architect of Record in the preparation of Statement of Special Inspections as required by OBC Section 1704.1.1
4. Coordinate testing activities with the Design-Builder's Exterior Envelope Consultant.

Additional Scope

Photographic Documentation – The University is interested in photographically documenting the progress of construction and recording concealed construction prior to its cover up.

- A. Exterior Progression Shoots and Slideshows: Photographed on a monthly basis. Capturing 12 new phased buildings from foundation right on through completion.
- B. Detailed Interior MEP Exact Built: Milestone shoot of all mechanical (walls and ceilings) prior to cover up.
- C. Pre Slab Exact Built: Milestone shoot of up to 175,000 sq/ft of slab on grade, capturing all mechanicals in slab prior to cover up.
- D. Interior Finished Condition Exact Built: A detailed Finished Condition Exact Built of each building, capturing all walls, ceilings, and floors at a specific completion milestone.
- E. Underground Utilities Progressions: Capturing in-ground utilities with up to 30 visits for each building & building site, completed when utility cover up is complete.

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. Similar Projects of Scope and Duration
2. Work with Projects permitted by the Ohio Department of Industrial Compliance.
3. Exterior Envelope Testing
4. Experience with Photographic Documentation
5. AAMA 503 Testing

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Pre-Proposal Meeting:

Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with representatives of the Owner, Criteria Architect, and Design-Builder. The purpose of the pre-proposal meeting is to permit the short-listed firms to ask the NRDT's Planning Team questions in an individual setting to help the firms prepare their responses to the RFP. The Criteria Architect will notify each short-listed firm to schedule individual times and location for the pre-proposal meetings.

Interview:

After submitting responses to the RFP, the short-listed firms will be interviewed by representatives of the Owner, Criteria Architect, and Design-Builder. 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 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 Criteria Architect will notify each short-listed firm to schedule individual times for the interviews.

Qualifications Due	10/23/2013	10/24/2013
RFP issued to the Short-Listed Firms.....	10/30/2013	
Pre-proposal Meetings at Enarson Classroom Building ..	11/06/2013	
Proposals Due.....	11/14/2013	
Interviews at Enarson Classroom Building	11/26/2013	
Selection of Firm	11/27/2013	

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>.

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.

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 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.

Firms are requested to identify professional registrations, memberships and credentials, 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.

Construction Testing Inspection Firm Selection Rating Form

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Project Name North Residential District Transformation Proposer Firm _____
 Project Number OSU-110672 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Testing Firm Location, Size and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 25 miles	5	
	25 miles to 50 miles	2	
	More than 50 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$200,000	2	
	\$200,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	1	Max = 3
	2 to 6 professionals	2	
	More 6 than professionals	3	
2. Primary Qualifications (Maximum 30 points)			
a. Professional Engineers	Qualifications, experience, credentials	0 - 10	
b. Field Technicians	Qualifications, experience, credentials	0 - 10	
c. Inspectors	Qualifications, experience, credentials	0 - 10	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Testing Lab, Photo Documentation	Experience / ability of key consultants to perform effectively and collaboratively	1 - 15	
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 professional services over the advertised EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 20 points)			
a. Firm's quality control program (testing methods, accountability, calibration, etc.)		0 - 5	
b. Adherence to schedule, timeliness of reports, quality of reporting		0 - 5	
c. Team organization, staffing	Clarity of responsibility / communication demonstrated by table of organization	0 - 10	
5. Overall Team Experience (Maximum 20 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects		0 - 10	
		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____