

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Health Sciences Building</u>	Response Deadline	<u>11/20/14</u>	<u>2:00 PM</u>	local time
Project Location	<u>3225 Eden Avenue</u>	Project Number	<u>UCN-15038A</u>		
City / County	<u>Cincinnati / Hamilton</u>	Project Manager	<u>Dale Magoteaux</u>		
Owner	<u>University of Cincinnati</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>Six</u>	No. of electronic copies requested on CD (PDF)	<u>One</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Dale Magoteaux at University of Cincinnati; Planning+Design+Construction; University Hall, Suite 640; 51 Goodman Drive; Cincinnati, Ohio 45219-0186. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Dale Magoteaux at Dale.Magoteaux@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 is planning to construct a new **Health Sciences Building** which will be a mid-rise multi-story building that will house administrative office space, faculty offices, classrooms, interdisciplinary space and become the new home of the College of Allied Health Sciences. This new building is anticipated to be approx. 110,000 GSF to accommodate both new programs and increased student enrollment projections for the College. The new building will be located on the University of Cincinnati Uptown East Campus on the site that is currently occupied by both Wherry Hall and the Radiation Safety building. Both buildings will be demolished to make way for this new facility.

Site development for the new Health Sciences Building includes the demolition of Wherry Hall, the final placement of the new building, relocation and extension of existing site utilities, modifications to the parking lot located north and west of the facility, vehicular access, pedestrian access and the development of a "green" space surrounding the building.

The demolition of Wherry Hall and the construction of this new building are just a part of a much larger East Campus renovation and expansion. Two other East Campus projects will be occurring, the Health Professions Building (HPB), which abuts the present Wherry Hall to its north, will be renovated and the Radiation Safety building, which is presently located due west of Wherry Hall, will be relocated to another location on the East Campus and the existing building will be demolished. These two other projects are identified for reference only and are not part of the scope of this project.

The University previously posted an RFQ soliciting the services of a recognized Design Architect to provide creative input for both interior and exterior design aesthetics while working for and in-concert with the Architect-of-Record (AOR) for this project from programming through construction. The Design Architect will commence their scope of services by developing the Program of Requirements for this project and will be assigned to the selected Architect-of-Record and will become an integral part of the AOR's design team. The Architect-of-Record (AOR) selected for this project will also be required to work with a Construction Manager at Risk, however the CM at Risk for this project has not yet been selected.

B. Scope of Services

The University of Cincinnati is soliciting the services of an Architect led team that will become the **Architect-of-Record** for the Health Sciences Building. The Architect-of-Record should be able to demonstrate prior design and construction administration experience in mid-rise multi-story University buildings that house administrative, office and classroom functions on a confined urban site. Upon award of the A/E Agreement the Architect-of-Record will work closely with the Design Architect, who will be responsible for preparing the Program of Requirements for this new construction project.

The selected Architect/Engineer (A/E), as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the Owner and/or the Contracting Authority, the cost breakdown of the Architect/Engineer Agreement detailed cost components to address the Owner's project requirements. Participate in the Encouraging Growth, Diversity & Equity (EDGE) Program as required by statute and the Agreement.

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As required by the Agreement, and as properly authorized, provide the following categories of services: Program Verification, Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, Construction Administration, Post-Construction, and Additional Services of all types.

Refer to the *OFC 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>.

During the construction period, provide not less than 40 hours (excluding travel time) on-site construction administration services each week, including (1) attendance at progress meetings, (2) a written field report of each site visit, (3) on-site representation comprised of the A/E and its consultant staff involved in the primary design of the project, all having relevant and appropriate types of construction administration experience.

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. Prior experience in working with a Design Architect as part of your project team.
2. Prior experience as an Architect-of-Record, working with a Construction Manager at Risk to issue multiple bid packages per the CMR's needs.
3. Prior experience in working as the Architect-of-Record on the Campus of the University of Cincinnati.
4. Prior experience in preparing construction documents and performing construction administration on other State of Ohio projects.
5. Prior experience in utilizing BIM and Revit in the preparation of your construction documents.
6. Prior experience in the design of mid-rise multi-story educational buildings for institutions of higher education.
7. Prior experience in the successful application of LEED design practices including all required documentation for the certification of a completed project.
8. Prior experience in the application of the University Design Standards.

C. Funding / Estimated Budget

Total Project Cost	<u>\$47,850,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$32,736,000</u>	Other Funding	<u>\$47,850,000</u>
Estimated A/E Fee	<u>10.0% to 12.0%</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>Architectural (Architect of-Record)</u> <u>Design Architect (Selected by University,</u> <u>Assigned to and Contracted by the</u> <u>Architect-of-Record)</u>
Secondary	<u>Site/Civil/ Landscape Architect</u> <u>Structural</u> <u>Mechanical</u> <u>Electrical</u> <u>Plumbing, Fire Protection Commissioning</u>
Others	<u>Code Consultant, Abatement Consultant</u>

E. Anticipated Schedule

Professional Services Start (mm/yy)	<u>01 / 15</u>
Construction Stage Start (mm/yy)	<u>04 / 17</u>
Construction Stage Completed (mm/yy)	<u>06 / 19</u>
Professional Services Completed (mm/yy)	<u>12 / 19</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>7.5%</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

- Demonstrated ability to meet Owner's programmed project vision, scope, budget, and schedule on previous projects.
- Previous experience compatible with the proposed project (e.g., type, size).
- Relevant past work of prospective firm's proposed consultants.
- Past performance of prospective firm and its proposed consultants.
- Qualifications and experience of individuals directly involved with the project.
- Proposer's previous experience (numbers of projects, sizes of projects) when working with its proposed consultants.
- Specification writing credentials and experience.
- Experience and capabilities of creating or using Critical Path Method (CPM) schedules and of using CPM schedules as a project management resource.
- Approach to and success of using partnering and Alternative Dispute Resolution.
- Proximity of prospective firms to the project site.
- Proposer's apparent resources and capacity to meet the needs of this project.
- The selected A/E and all its consultants must have the capability to use the Internet within their normal business location(s) during normal business hours.

Interested A/E 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 A/E 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 A/E's team. The Intent to Contract and to Perform and / or waiver request letter and Demonstration of Good Faith Effort form(s) with complete documentation must be attached to the A/E's Technical Proposal. Both forms can be accessed via the OFCC website at <http://ofcc.ohio.gov>. The Intent to Contract and to Perform form is again required at the Fee Proposal stage.

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>.

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.

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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, CPE, 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

ACEC: American Council of Engineering Companies

AIA or FAIA: American Institute of Architects

CCCA: Certified Construction Contract Administrator (CSI)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

CMAA: Construction Management Association of America

CPE: Certified Professional Estimator (American Society of Professional Estimators)

CSI or FCSI: Construction Specifications Institute

DBIA or Associate DBIA: Design-Build Institute of America (list credentials, not memberships)

NCARB: National Council of Architectural Registration Boards (list certification only)

NCIDQ: National Council for Interior Design Qualification

NSPE: National Society of Professional Engineers

Architect/Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Health Science Building Proposer Firm _____
 Project Number UCN-15038A 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 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$500,000	2	
	\$500,000 to \$2,000,000	1	
	More than \$2,000,000	0	
c. Number of licensed professionals	Less than 3 professionals	1	Max = 3
	3 to 10 professionals	2	
	More than 10 than professionals	3	
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 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
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 additional point for every 2 percent increase in professional services over the advertised EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 3 sample projects	1	Max = 3
	3 to 6 sample projects	2	
	More than 6 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 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 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 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the primary firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____