

Request for Qualifications (Planning Services)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Doan - Building Envelope Assessment</u>	Response Deadline	<u>01/05/16</u>	<u>2:00 p.m.</u>	local time
Project Location	<u>410 W. 10th Avenue</u>	Project Number	<u>OSU-160301</u>		
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Ragan Fallang</u>		
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>N/A</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>4</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 Ragan Fallang 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 Ragan Fallang at Fallang.6@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 Columbus campus is home to the Ohio State University Wexner Medical Center (OSUWMC), which is comprised of approximately 7.2 million gross square feet and 48 buildings dedicated to patient care, research, and education. Doan Hall is one of the oldest buildings on the Wexner Medical Center (WMC) campus. Constructed in 1951, Doan Hall houses primarily inpatient care, outpatient care, and patient care support services. Doan Hall's original exterior envelope is experiencing challenges owing to its original wall construction, construction detailing, and original single pane aluminum windows. Challenges include windows freezing in winter, water intrusion through the wall cavity, and remediation within an operating hospital. The Office of FOD requests qualifications for a professional assessment of Doan Hall's exterior envelope and provision of short and long term solutions for the challenges outlined above.

B. Scope of Services

The selected Architect/Engineer (A/E) will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted.

1. Examine – Review and understand existing conditions including previously developed building envelope reports and thermal studies, original construction drawings, and on site tour of existing conditions. Supplement existing condition data as necessary.
2. Identify Options – Analyze the exterior envelope of Doan Hall and determine options for remediating the thermal and water intrusion issues on both an interim and long term time frame. Options will take into account structural integrity, constructability, cost, and ability to implement with minimal disruption to hospital operations. The University would like an interim option (7-10 yr) and a long term solution (40+ yr). The interim solution would be implemented with the building fully occupied to minimize the energy and indoor environmental impacts of the current building façade. The long term solution would be implemented as the building is de-commissioned as a patient care facility to allow more invasive remediation and allow the building a long term life as an office/support tower for the Medical Center.
3. Cost estimates and Schedule – Provide conceptual scope and cost estimated for the recommended interim and long term remediation options of Doan Hall's exterior envelope. Provide probable construction schedule for planning purposes for the interim and long term options.
4. Project Benefit Analysis – Provide estimated energy savings associated with proposed solutions to assist with cost-benefit based decision on project funding.

Site Visits

OSUWMC staff and leadership will be available to answer any requests for information and provide access to facility information furthering understanding of the current conditions and challenges of Doan Hall's exterior envelope. The consultants will conduct a site visit of Doan Hall, scheduled in conjunction with OSUWMC. Background checks are required for all staff engaged on site and will be facilitated by OSUWMC.

Request for Qualifications (Planning Services) continued

The **EDGE Participation Statement of Intent to Contract and Perform** from Section H. Additional Information must also be submitted. 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.

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.

Planning Services Selection Rating Form

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Project Name Doan - Building Envelope Assessment Proposer Firm _____
 Project Number OSU-160301 City, State, Zip _____

Selection Criteria		Value	Score
1. Firm Location, Workload and Size (Maximum 15 points)			
a. Proximity of firm to project site	Less than 150 miles	5	
	150 to 300 miles	2	
	More than 300 miles	0	
b. Amount of fees awarded by Contracting Authority	Less than \$200,000	5	
	\$200,000 to \$1,000,000	2	
	More than \$1,000,000	0	
c. Number of relevant professionals	Less than 2 planning professionals	1	Max = 5
	2 to 9 planning professionals	2	
	More than 9 planning professionals	5	
2. Primary Qualifications (Maximum 30 points)			
a. Master Planning Lead	Experience / ability of MP Lead to manage visioning / capital improvement plans	0 - 10	
b. Assessment Lead	Experience / ability of lead to manage assessors of various disciplines	0 - 5	Max = 20
c. Planning Staff	Experience / ability of planning staff to develop long range master plans	0 - 10	
d. Technical Staff	Experience / ability of assessors to accurately collect and evaluate systems and components	0 - 5	
3. Sub-Consultant Qualifications (Maximum 10 points)			
Key Discipline Leads	Experience / ability of all key discipline leads to effectively perform the work	0 - 10	
4. Project Team Qualifications (Maximum 15 points)			
a. Previous team collaboration	Less than 2 projects (Low)	0	Max = 5
	2 to 6 projects (Average)	2	
	More than 6 projects (High)	5	
b. LEED* Registered / Certified consultant participation	No projects	0	Max = 5
	Registered	2	
	Certified	5	
c. Team Organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
5. Overall Project Team Experience (Maximum 30 points)			
a. Criteria development and prioritization	Performance in establishing owner criteria for capital improvement plans	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects (Low)	0 - 3	
	3 to 6 projects (Average)	4 - 6	
	More than 6 projects (High)	7 - 10	
c. Past performance	Level of performance as indicated by past evaluations / letters of reference	0 - 10	
* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____