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

Administration of Project: Ohio Facilities Construction Commission

Project Name	Population Management Fence Project	Response Deadline	May 10, 2016 4:00 PM local time
Project Location	Warren, Mansfield, Marysville, & Lebanon	Project Number	DRC-16F077
City / County	Various / Various	Project Manager	Michael Covault/ OFCC PM
Owner	Ohio Dept. of Rehabilitation and Corrections	Contracting Authority	OFCC
Delivery Method	Design-Build	Prevailing Wages	State
No. of paper copies requested (stapled, not bound)	0	No. of electronic copies requested via email (PDF)	1

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Sarah Haight at sarah.haight@ofcc.ohio.gov. See Section G of this RFQ for additional submittal instructions.

Please submit all questions regarding this RFQ in writing to Sarah Haight via email 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 Project will include five different DRC Correctional Sites, namely Warren Correctional near Lebanon, Mansfield Correctional north of Mansfield, Ohio Reformatory for Women near Marysville, Trumbull Correctional and Ohio State Penitentiary, both near the City of Warren, for installation of non-lethal stun fence systems. Note that two of these facilities, Trumbull and Mansfield, also have Camps. These correctional complexes will need to have stun fence arrays either attached to existing fences (verify/make as structurally adequate) or have existing fences replaced with new self-standing complete stun fence systems. Stun fence systems will need to have sufficient power, emergency back-up power, and communication line connections. Power lines shall be installed between required fence zones and adjacent Building utility rooms, while data feeds shall connect back to security Control Rooms. The stun fence components and operational support programming is intended to provide an added level of security around the entire correctional facility perimeter; including at Sally-ports and Entry Buildings. Additional prevent fences are also anticipated where protection from accidental contact with stun fencing is required. Stun alarm systems must also have ability to link with camera software and mobile maps. Include spare conduits for future camera fiber feeds. Both Camps are to include new vehicle Sally-port enclosures with exterior personnel Sally-entry vestibules. At the Trumbull Camp most of fence posts will requires repairs at grade level due to corrosion. There will be an Alternate for a contraband prevent fence adjacent to the main Correctional Facility and Camp at Trumbull. A perimeter road is to be added around the Mansfield Camp. The Owner has existing electronic site specific drawings and performance standards to be made available at the appropriate time. It will be necessary to confirm an in-depth Program of Requirements for each site, identifying design need issues. All sites will remain in service during on-site work without compromise of needed security functions. All work to be coordinated with DRC personnel and on-site security officers.

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

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

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 and the Contracting Authority, the breakdown of the Agreement detailed preconstruction and construction cost components, address the Owner's Project requirements, and refine the Project Schedule. Work may be phased between sites and if so indicated on said Schedule breakdown.

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.

Refer to the *Ohio Facilities Construction Manual* 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 including but not limited to General, Communications, and Electrical trades will be awarded by the Design-Builder ("DB") to prequalified 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 Contracting Authority and the Owner, the Criteria A/E and the DB. The Contracting Authority and/or 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. The Project shall be administered using the latest version of the State's Design Build General Conditions as made available on OFCC internet Home Page: "http://ofcc.ohio.gov."

Preconstruction Services: The DB will work cooperatively with the Contracting Authority and/or 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 Architect/Engineer of Record's ("AOR") detailed listing of any materials, incomplete design elements, and the AOR's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The DB shall submit to the Contracting Authority and/or Owner and the Criteria Architect 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, the Contracting Authority and/or the Owner and the Criteria Architect (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 Design Intent Statement. The reconciliation shall be documented by an addendum to the qualifications and assumptions that shall be approved in writing by the Contracting Authority and/or Owner, the Criteria Architect, and the DB. The DB shall then submit to the Contracting Authority, for approval, the Db's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions and the Design Intent Statement. Contingent upon the Contracting Authority's approval of the final Contract Sum, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). The final negotiated Contract Sum shall not exceed the Project Budget established for construction. If the proposed Contract Sum exceeds the Project Budget established for construction, then the Contracting Authority may terminate the agreement with the DB and seek proposals from other firms 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 field reports (for work completed, work underway, and anticipated work with two week look-ahead), testing and inspections, 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 Contracting Authority. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Contracting Authority reserves the right to approve the DB's selection of subcontractors and any supplemental terms to the subcontract form. Subcontractor's, involved with electrified fencing work, must be certified installers of the stun fence system provided, specified, and indicated in the Owner-provided prototype specification.

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. Experience with Design Build Project Delivery Method
2. Experience with site work associated with fencing Projects
3. Experience with electronic controls and tie-in to uninterrupted power supply systems
4. Working on phased Project with multi-sites
5. Experience with fast-track Projects
6. Electrified Security Fencing
7. Work within secured perimeters, Correctional Facilities (eg: sally-port access, tool controls, etc)
8. Work within an occupied facility/sites
9. Experience with State of Ohio Construction Contracts
10. Familiarity with State of Ohio Construction processes (eg: OAKS CI)

C. Funding / Estimated Budget

Total Project Cost	$13,700,000	State Funding	$13,700,000
Construction Cost	$10,500,000	Other Funding	$0

D. Anticipated Schedule

DB Preconstruction Services Start	11 / 16
Construction Stage Notice to Proceed	01 / 17
Substantial Completion of all Work	02 / 18
DB Services Completed	03 / 18

E. EDGE Participation Goal

Percent of the DB's total compensation excluding DB's Contingency* 5.0%

*Preconstruction Stage Compensation plus Contract Sum minus DB's Contingency

F. Evaluation Criteria for Selection

Selection Criteria: The DB will be selected using (i) qualifications-based process during the Request for Qualifications (RFQ) stage to develop a short list and (ii) best value process during the Request for Proposal (RFP) stage. The qualifications-based criteria for the RFQ is included in this announcement. The best value criteria used in evaluating proposals from short listed firms will include such factors that are determined to derive or offer the greatest value to the State and Owner, combining both qualifications and fee.

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 Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Contracting Authority 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 Request for Proposal ("RFP") that will invite the firms to submit pricing proposals containing their proposed preconstruction stage compensation, construction stage personnel costs, itemized construction stage general conditions costs, construction stage contingency percentage, construction stage design fee percentage, and design-build fee percentage. The short-listed candidates will also receive (i) form of the Agreement with the Contracting Authority containing the contract terms and conditions, (ii) set of the most recent criteria documents and (iii) proposed Project schedule.

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

Selection Schedule: Tentative schedule is subject to change.

RFP issued to the Short-Listed Firms	06/14/2016
Pre-Proposal Meetings	07/14/2016
Proposals/GMP Due	08/11/2016
Interviews	09/08/2016
Selection of DB	09/12/2016

Cancellation and Rejection: The Contracting Authority 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 Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

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.

G. 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 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 insert the project number and firm name followed by "SOQ" in the e-mail submit line.

Statements of Qualifications are to be submitted electronically by e-mail. Submittals are to be limited to a maximum of one e-mail with the total file size of 25 MB.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority in response to this RFQ and subsequent 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 insurance.
3. 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.
4. Estimating: Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
5. Scheduling: Demonstrated track record of performance of managing projects to the original schedule.

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, CPE, 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.

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

Project Name: Population Management Fence Project
Project Number: DRC-16F077
Proposer Firm: _____
City, State, Zip: _____

Selection Criteria		Value		Score
1. Primary Firm Location and Workload (Maximum 10 points)				
a. Proximity of firm to ORW Marysville project site	Less than 100 miles	5		
	100 miles to 150 miles	2		
	More than 150 miles	0		
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than $2,000,000	5		
	$2,000,000 to $10,000,000	2		
	More than $10,000,000	0		
2. Primary Qualifications (Maximum 35 points)				
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10		
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	Max = 25	
c. Technical staff	Experience / ability of technical staff to coordinate construction documents and develop accurate estimates and schedules	0 - 5		
d. Construction administration staff	Experience / ability of field representatives to identify and solve issues during construction	0 - 10		
3. Key Consultant Qualifications (Maximum 15 points)				
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 10		
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5		
4. Overall Team Qualifications (Maximum 10 points)				
a. Previous team collaboration	Less than 2 sample projects	0	Max = 3	
	2 to 4 sample projects	2		
	More than 4 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 4 projects	0 - 3		
	4 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 4 projects	0 - 1		
	4 to 7 projects	2 - 3		
	More than 7 projects	4 - 5		
* Must be comprised of consulting firm(s) and NOT the lead firm ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and DB's Contingency *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		**Subtotal**		

Notes:

Evaluator:

Name _____

Signature _____ Date _____