

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Clippinger Laboratories Addition/Renovation</u>	Response Deadline	<u>09/16/2016</u>	<u>4:00 PM</u>	local time
Project Location	<u>Ohio University</u>	Project Number	<u>OHU-170003</u>		
City / County	<u>Athens / Athens</u>	Project Manager	<u>Robin Faires</u>		
Owner	<u>Ohio University</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>3</u>	No. of electronic copies requested (PDF)	<u>1</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Robin Faires at 160 West Union Street, Suite 280, Athens, OH 45701. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Robin Faires at faresr@ohio.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

Ohio University will begin a multi-phase strategy to renew the existing Clippinger Laboratories facility. The facility was constructed in 1967, and encompasses 189,000 GSF. It has served the function of consolidating science programs across the campus. Since its construction there has been minimal investment made in the facility to address deferred maintenance and programmatic improvements. The project will address several needs of the facility including deferred maintenance, modernization of labs and teaching spaces, increased student enrollment and conformance to floodplain regulations.

Phase 1 will start by developing a programmatic plan that evaluates space needs and creates a space plan for all phases of the project, four phases have been identified at this time. The major component of Phase 1, is a new addition that relocates critical intensive use labs from the existing facility and creates more modern labs with flexibility in design and construction to accommodate a wide variety of research types as well as future changes in various program types, sizes and intensities. This will satisfy the programmatic needs for a primary STEM and Integrated Science Facility. The new addition is anticipated to contain about 82,000 GSF, although a complete programming phase will be performed to verify this assumption. Programming will require interface and coordination with several academic units.

Phases two and three will include the renovation of the existing Clippinger Laboratories facility floors 1 through 4. Phase four will look at the renovation of the ground floor into a parking garage. The design will also incorporate space in the renovation strategy that replaces the space lost by the demolition of the Clippinger Research Annex, Surface Science Laboratory and Auditorium. The Clippinger renovation will repurpose and align spaces to their highest and best use for the University.

The total project cost is estimated at \$104,936,850, with only Phase 1 Design through Close-Out and Phases 2-4, complete program and schematic design concepts funded at this time.

The design will be expected to fit the architectural context of the campus. A preliminary site location has been identified. The plans will need to complement and extend the visual character of the Sweep (pedestrian path) along the north side of Clippinger past the new addition. The University's Design Standards will be adhered.

The project will be a minimum of LEED Silver.

The anticipated project delivery method for this project is CM at Risk.

State Prevailing Wage requirements apply to this project.

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B. Scope of Services

The initial portion of the project is to provide programming for the facility, including review of existing facilities, programming meetings with a variety of academic disciplines, and development of various concepts of laboratory design. The deliverable for this effort will be a complete program, preliminary design concepts, and project cost projections. Engineering concepts for the facility and programming-level cost projections are critical parts of this portion of the work. The deliverable for this effort will be a complete program, schematic design concepts, and project cost projections. MEP engineering concepts for the facility and schematic design level cost projections are critical parts of this portion of the work.

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.

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.

The University will contract with a separate Building Commissioning consultant.

The project services will commence with Program Development, Schematic Design, and verification of anticipated construction costs. Upon completion of this phase, the University will authorize procedure into Design Development, Construction Documents, Bidding, Conformed Documents and Construction Phase services pending verification of adequate funding availability.

Refer to the *Ohio Facilities Construction 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 20 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. Science Laboratory Planning and Design, including Vibration-sensitive Facilities.
2. Higher Education Projects, Renovations, Additions, Phasing – Laboratory Projects
3. Design & Planning in a College Campus Context
4. LEED Certified Laboratory Design
5. BIM Design & Modeling
6. On-site Construction Administration

C. Funding / Estimated Budget

Total Project Cost	<u>\$42,600,000 Phase 1</u>	State Funding	<u>\$10,000,000 Phase 1</u>
Construction Cost	<u>\$29,820,000 Phase 1</u>	Other Funding	<u>\$32,600,000 Phase 1</u>
Estimated A/E Fee	<u>8.0% to 9.0%</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., 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).

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>.

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 or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Acrobat, go to Advanced, then PDF Optimizer. Also, please label the CD or DVD and the sleeve with the project number and firm name if applicable.

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.

Facsimile copies of the Statement of Qualifications will not be accepted.

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

Architect / Engineer Selection Rating Form

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Project Name Clippinger Laboratories Addition/Renovation Proposer Firm _____
 Project Number OHU-170003 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 150 miles	5	
	150 miles to 300 miles	2	
	More than 300 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$100,000	2	
	\$100,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 10 professionals	1	Max = 3
	10 to 20 professionals	2	
	More than 20 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 point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 6 sample projects	1	Max = 3
	6 to 9 sample projects	2	
	More than 9 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 6 projects	0 - 3	
	6 to 9 projects	4 - 6	
	More than 9 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 6 projects	0 - 1	
	6 to 9 projects	2 - 3	
	More than 9 projects	4 - 5	
		Subtotal	

* Must be comprised of professional design services consulting firm(s) and NOT the lead firm
 ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute

Notes:

Evaluator:

Name _____

Signature _____

Date _____