

# Request for Qualifications (Architect / Engineer)

## State of Ohio Standard Forms and Documents

---

**Administration of Project:** Local Higher Education

Project Name	<u>Chilled Water Plant #3</u>	Response Deadline	<u>02/23/17</u>	<u>2:00 P.M.</u> local time
Project Location	<u>Ohio University</u>	Project Number	<u>OHU-170011</u>	
City / County	<u>Athens / Athens</u>	Project Manager	<u>Brody Bauers</u>	
Owner	<u>Owner</u>	Contracting Authority	<u>Local Higher Education</u>	
Delivery Method	<u>General Contracting</u>	Prevailing Wages	<u>State</u>	
No. of paper copies requested (stapled, not bound)	<u>1</u>	No. of electronic copies requested (PDF)		<u>1</u>

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Richard Barnes at 160 West Union Street, Suite 154, Athens, Ohio 45701-2979. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Richard Barnes at [barnesr1@ohio.edu](mailto:barnesr1@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

This project will construct a new chilled water plant on the Ohio University campus. This project scope will include providing a plant building with the capability of providing up to 7,500 tons of chilled water capacity in three chilled water bays. This project scope will include installing equipment with 2,500 tons of chilled water capacity, but the total plant capacity and operation will be implemented in multiple future projects/phases. The building shell will be designed and built at schematic design level with considerations to accommodate the ultimate build-out of all chiller bays as well as two future boilers and two future heat recovery chillers.

This project will require coordination with a separate concurrent utility infrastructure project to connect this new plant to the existing University chilled water and electrical systems, as well as chilled water distribution upgrades along University Terrace for the functionality of the campus system. The new plant equipment and distribution is intended to work in harmony with existing chiller plants #1 and #2 to provide a total chilled water capability to the campus.

The proposed location of this facility is in an area highly visible to both the University and the community, and in proximity to student housing facilities and recreation fields. The facility design must provide an acceptable, but economical building aesthetic, and address environmental issues such as noise and plume factors.

#### B. Scope of Services

- This project will be completed with BIM and coordinated with the Utility Distribution BIM
- Preliminary Design of New Facility- Determine the following:
  - the appropriate size and aesthetic concept
  - new chilled water equipment for 2,500 tons of capacity
  - building shell for future expansion
  - coordination with multiple public entities for items such as zoning and aesthetics (will require renderings)
- Establish a specification of equipment to address:
  - Supply and return temperatures
  - Cooling tower design
  - Pumping systems
  - Suitability and payback for variable speed drives on both the main chillers and the support equipment.
  - Extension of existing water supply lines for make-up water needs of the facility
- Coordinate with a separate project's consultant who will be designing the underground utility connections, including:
  - chilled water from the new plant to the existing district piping
  - electric to the new plant

## Request for Qualifications (Architect / Engineer) continued

---

- chilled water distribution system revisions along University Terrace
- future considerations for hot water piping distribution requirements.
- Design, construction documentation, and construction administration for the new facility and the initial equipment. This includes estimating, scheduling and constructability services.
- Thorough coordination of the equipment start-up and commissioning. A separate commissioning consultant will be hired directly by the University.

The selected 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.

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 16 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. Utility facility experience with chiller plants- mechanical / electrical
2. Utility facility experience with chiller plants- architectural
3. Large stand-alone chiller plants in an urban context
4. Experience coordinating with other consultants on large scale projects
5. Construction management of commercial mechanical/electrical system upgrades and replacements
6. Previous experience coordinating with multiple public entities
7. Experience with storm water calculations in an urban environment
8. Experience with building and utility accommodations within a flood plane
9. Experience with deep foundations and building on weak soils
10. Experience with complementing the campus aesthetic of an institution of higher education

### C. Funding / Estimated Budget

Total Project Cost	<u>\$12,100,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$8,500,000</u>	Other Funding	<u>\$12,100,000</u>
Estimated A/E Fee	<u>8.0%</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).



## **Request for Qualifications (Architect / Engineer) continued**

---

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

## State of Ohio Standard Forms and Documents

Project Name Chilled Water Plant #3 Proposer Firm \_\_\_\_\_  
 Project Number OHU-170011 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary Firm Location, Workload and Size (Maximum 10 points)</b>			
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 \$1,000,000	2	
	\$1,000,000 to \$2,000,000	1	
	More than \$2,000,000	0	
c. Number of licensed professionals	Less than 5 professionals	0	Max = 3
	5 to 10 professionals	1	
	More than 10 professionals	3	
<b>2. Primary Firm Qualifications (Maximum 30 points)</b>			
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	
<b>3. Key Consultant Qualifications (Maximum 20 points)</b>			
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	
<b>4. Overall Team Qualifications (Maximum 10 points)</b>			
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	
<b>5. Overall Team Experience (Maximum 30 points)</b>			
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	
		<b>Subtotal</b>	

\* 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 \_\_\_\_\_