



John R. Kasich / Governor  
State of Ohio

Robert Blair / Director  
Ohio Department of Administrative Services

Ohio**DAS**

General Services  
State Architect's Office

# Ohio Register

Information of Interest for the  
Architectural, Engineering and Construction Industry

**Issue Number 227**

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**Response Deadline:**

Varies by project

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Ohio Register: <http://ci.oaks.ohio.gov>  
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# Ohio Register General Information and Requirements



Ohio Department of Administrative Services

General Services Division

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## General Requirements for Submittals of the Statement of Qualifications

Firms are required to submit the current State of Ohio version of Statement of Qualifications (SAO Form F110-330) available via the SAO website at <http://ohio.gov/sao> (click on Forms). The Federal version of the SF330 form will not be accepted.

Cover letters and transmittals are not necessary. Please place the appropriate project number in the space provided on the form.

Due to limited storage space, we request that paper copies, if requested, be stapled and please refrain from submitting three-ring binders, spiral binders and booklets. SAO requests that supplemental material not be submitted with the Statement of Qualifications. The use of a computerized or typed Statement of Qualifications form is preferred.

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.

## Reminders

SAO no longer requires an annual submittal of Part II of the Statement of Qualifications form for professional design services. However, professional design firms and construction managers responding to a request for qualifications for State of Ohio projects must submit Part II of the Statement of Qualifications (SAO Form #F110-330) for each firm on its team.

SAO Form #F110-330 (Statement of Qualifications) officially replaced both the ADM-0255 and ADM-0254 forms on March 1, 2008. The ADM-0255 and ADM-0254 forms are no longer accepted.

## Declaration Regarding Material Assistance / Non-assistance to a Terrorist Organization

As a result of Ohio Senate Bill 9 (effective April 14, 2006) applicants seeking certain state issued business contracts and funding must fill out new forms indicating that they have not provided financial assistance or support to a terrorist organization.

Prior to executing the Architect/Engineer (A/E) agreement, the selected A/E must represent and warrant that it has not provided any material assistance, as that term is defined in ORC Section 2909.33 (C), to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered "no" to every question on the Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization, and that it has provided or shall provide such to the Contracting Authority and/or the Ohio Business Gateway at <https://ohiobusinessgateway.ohio.gov/OBG/Membership/Security.mvc>.

All DMA forms and reference information, including a list of licenses subject to DMA and the Terrorist Exclusion List, can be found on the Ohio Homeland Security website at [http://homelandsecurity.ohio.gov/dma/dma\\_forms.asp](http://homelandsecurity.ohio.gov/dma/dma_forms.asp).

The Contracting Authority is responsible for either directing applicants to the forms on the Web site or printing and providing hard copies to the applicant. The Contracting Authority will retain the completed forms along with the application.

Anyone with questions can contact Ohio Homeland Security by calling the DMA hotline number at 614.644.3892 or by email at [dma-info@dps.state.oh.us](mailto:dma-info@dps.state.oh.us).

### **ORC 9.24 – Auditor of State Unresolved Findings for Recovery**

Effective June 1, 2004, Ohio Revised Code (ORC) 9.24 prohibits the State of Ohio from awarding a contract to any individual or organization against whom the [Auditor of State](#) has issued a findings for recovery if the findings for recovery is unresolved at the time of award of contract.

For more information about how this new statute requirement pertains to Associates, Construction Managers, Consultants, Contractors and Owners, visit the SAO website at: <http://ohio.gov/sao> (click on Auditor of State Findings for Recovery under the Hot Links section.)

### **EDGE Participation Required on State Design and Construction Projects**

The Encouraging Diversity, Growth and Equity (EDGE) program became law July 1, 2003, when Section 123.152 of the Ohio Revised Code was enacted. The program creates a business development program for economically and socially disadvantaged Ohio businesses.

The EDGE business participation goal is usually 5 percent. Proposers for professional services agreements as well as Bidders on construction contracts must demonstrate actual participation in the EDGE program, or provide a demonstration of their good faith efforts (with a letter requesting a waiver of the advertised EDGE participation goal on its letterhead and supporting evidence) to participate in the EDGE program, or both, as indicated in the Ohio Revised Code (123.152) and the Ohio Administrative Code (123:2-16-09).

Interested A/E firms are required to submit the Commitment to Participate in the Edge Business Assistance Program form in its Statement of Qualifications (SAO 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 SAO website at <http://ohio.gov/sao> (click on Forms). 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 the name that will participate in the delivery of the proposed professional services solicited in the RFQ.

To learn more about the qualifications for EDGE certification, the process to become an EDGE-certified business, and to find existing EDGE-certified businesses, go to <http://EDGE.ohio.gov>.

### **Ohio Ethics Law Provision**

All professionals that submit or intend to submit proposals for consideration of a contract for professional design services with the state of Ohio are reminded that, as applicable, no sole proprietor, partner, shareholder or other principal of the Architect/Engineer or the spouse of such principal has made, as an individual, at any time within the two previous calendar years, one or more contributions totaling in excess of \$1,000.00 to the Governor or to the Governor's campaign committee, consistent with Section 3517.13 of the Ohio Revised Code.



## Professional Design Opportunities

### Short List Report

Page last updated: July 31, 2012

Published Date	Project Name	Total Project Cost	Short-listed A/E Firms <i>*Indicates selected firm</i>	Negotiated A/E Fee
05/30/2012 <b>OR #225</b> SAO-Administered	BTC-130007 Belmont College, Health Sciences Center, St. Clairsville, Ohio	\$9,100,000	Phillip Markwood Architects Perspectus Architecture Feinknopf Macioce Schappa DesignGroup	TBD
06/11/2012 <b>OR #226</b> SAO-Administered	NEM-090001 NEOMED, Campus Research and Academic Expansion, Rootstown, Ohio	\$42,263,600	CBLH Design *Ellenzweig FMS Architects HFP Ambuske Architects Paradigm Engineers	TBD
04/26/2012 <b>OR #224</b> SAO-Administered	DRC-110022 Department of Rehabilitation and Correction, Toledo Correctional Institution, Roof Replacement	\$4,250,000	Design-Build Solutions Kelley Brothers Roofing Richard L. Bowen + Associates	TBD
04/13/2012 <b>OR #224</b> Locally Administered	BGU-125778 Bowling Green State University, BGSU Firelands Campus, Huron	\$15,750,000	Bostwick Design Group Braun & Steidl Architects Domokur Architects Weber Murphy Fox	TBD: Contact Agency / Institution
04/06/2012 <b>OR #224</b> SAO- Administered (CM at Risk)	SOC-120001 Southern State Community College, Brown County Campus, Mount Orab	\$10,000,000	Messer Construction Co. Miles McClellan Construction Co. *Quandel Construction Group Turner Construction Co.	TBD
04/04/2012 <b>OR #224</b> Locally Administered	CLT-100020 Clark State Community College Student Success Center Springfield, Ohio	\$5,400,000	Levin Porter Associates MSA Architects SHP Leading Design The Collaborative, Inc. Woolpert	TBD: Contact Agency / Institution
03/14/2012 <b>OR #223</b> Locally Administered	CLS-121205 Cleveland State University, Viking Hall & Kinko's Demolition, Cleveland, Ohio	\$3,741,259	*Atwell, LLC HzW Environmental Consultants URS Corporation	TBD
03/20/2012 <b>OR #223</b> Locally Administered	KSU-11B146, KSU-11B147 & KSU-11B148 Kent State University, Renovations and Addition to Multiple Science Buildings - CxA, Kent, Ohio	\$80,000,000	<b>UPDATED:</b> Hill International *Karpinski Engineering URS Corporation	TBD
03/21/2012 <b>OR #223</b> Locally Administered	CSU-120017 Central State University, Rehabilitation of Stadium Turf & Lights, Wilberforce, Ohio	\$2,000,000	MSA Architects The EDGE Group Woolpert Design	TBD: Contact Agency / Institution
03/21/2012 <b>OR #223</b> Locally Administered	CSU-120016 Central State University, Center for Human Performance and Sensor, Wilberforce, Ohio	\$500,000	Allan Scherr Associates O.A. Spencer, Inc. Oregon Group Architects	TBD: Contact Agency / Institution
03/14/2012 <b>OR #223</b> Locally Administered	OHU-03092012 Ohio University, Athens, Ohio	\$1,000,000	Bass Studio Architects KZF Design Phillip Markwood Architects RVC Architects	TBD
03/29/2012 <b>OR #223</b> Locally Administered	KSU-12S605 Kent State University, Science & Nursing Building, Stark Campus, North Canton	\$17,000,000	*BHDP Architecture Hasenstab Architects NBBJ Perspectus Architecture	TBD
03/02/2012 <b>OR #223</b> SAO- Administered	DAS-12P009 Ohio Department of Administrative Services, Assessment for Properties & Facilities Buildings, various locations	\$540,000	Davis Wince, Ltd. *KZF Design SSOE Star Consultants, Inc.	TBD
02/21/2012 <b>OR #222</b> Locally Administered	UTO-121723 University of Toledo Family Health Services Center (Renovation of VAB) Toledo, Ohio	\$6,000,000	Buehrer Group Architecture & Engineering SSOE Group The Collaborative Inc. Trinity Health Group	TBD: Contact Agency / Institution
02/08/2012 <b>OR #222</b>	WSU-120006 Wright State University		Annette Miller Architects McGill Smith Punshon	TBD: Contact

Locally Administered	Enrollment Services Renovation Fairborn, Ohio	\$2,150,000	Robert Maschke Architects SHP Leading Design	Agency / Institution
01/24/2012 <b>OR #221</b> Locally Administered	KSU-11B146, KSU-11B147 & KSU-11B148 Kent State University Renovations and Additions to Multiple Science Buildings (MEP Team) Kent, Ohio	\$80,000,000	*Prator Engineering Associates Scheeser Buckley Mayfield URS Corporation	TBD: Contact Agency / Institution
01/24/2012 <b>OR #221</b> Locally Administered	KSU-11B146, KSU-11B147 & KSU-11B148 Kent State University Renovations and Additions to Multiple Science Buildings (Architectural Team) Kent, Ohio	\$80,000,000	*Ayers Saint Gross BHDP Architecture Stantec Architecture	TBD: Contact Agency / Institution
01/24/2012 <b>OR #221</b> Locally Administered	OHU-121720 Heritage College of Osteopathic Medicine, Columbus Area Medical Facility - Ohio University Franklin County, Ohio	TBD	*BHDP Bostwick Design Partnership Design Group NBBJ	TBD: Contact Agency / Institution
01/13/2012 <b>OR #221</b> SAO - Administered	SOC-120001 Brown County Campus - Southern State Community College, Mt. Orab, Brown County, Ohio	\$10,000,000	*BHDP Architecture Champlin Architecture Fanning/Howey Associates VSWC Architects, Inc.	TBD
12/02/2011 <b>OR #220</b> SAO - Administered	DMH-120003 Patient Unit Renovations - Appalachian Behavioral Healthcare Ohio Department of Mental Health, Athens County, Ohio	\$1,700,000	*ASM Davis Wince Feinknopf Macioce Schappa Renouveau Design	TBD
10/02/2011 <b>OR #218</b> SAO - Administered	DOT-120003 Lucas County Maintenance Facility Ohio Department of Transportation, Lucas County, Ohio	\$3,500,000	Buehrer Group Architecture Jerome M. Scott Architects Poggemeyer Design Group *Schorr Architects, Inc.	TBD
08/12/2011 <b>OR #216</b> Locally Administered	OSU-100652 Various Building Demolitions The Ohio State University Columbus, Ohio	\$1,353,000	eS Architecture & Development Feinknopf Macioce Schappa Panich Noel & Associates Perspectus Architecture	TBD: Contact Agency / Institution
08/12/2011 <b>OR #216</b> Locally Administered	OSU-100652 Various Building Demolitions The Ohio State University Columbus, Ohio	\$1,353,000	eS Architecture & Development Feinknopf Macioce Schappa Panich Noel & Associates Perspectus Architecture	TBD: Contact Agency / Institution
08/1/2011 <b>OR #216</b> Locally Administered	OSU-110672 North Residential District Transformation The Ohio State University Columbus, Ohio	TBD	Ayers Saint Gross (MD) Design Collective (MD) DiMella Shaffer (MA) *Goody Clancy (MA) Hanbury Evans Wright Vlattas & Co (VA) Moore Ruble Yudell (CA) Robert AM Stern Architects (NY) Sasaki Associates (MA)	TBD: Contact Agency / Institution
07/19/2011 <b>OR #215</b> Locally Administered	SSC-010003 Administration Building Renovation Shawnee State University Portsmouth, Ohio	\$964,855	BHDP Architecture KZF Design Levin Porter Associates RVC Architects *SPGB Architects TSHD Architects	TBD: Contact Agency / Institution
07/01/2011 <b>OR #215</b> Locally Administered	UTO-120742 Carlson Library Renovations University of Toledo Toledo, Ohio	\$1,250,000	BHDP Architecture Buehrer Group Architecture & Engineering *The Collaborative, Inc.	TBD: Contact Agency / Institution
07/14/2011 <b>OR #215</b> SAO-Administered	DAS-120001 North High Complex Phase 5 Ohio Department of Administrative Services Columbus, Ohio	\$17,453,580	*Acock Associates Architects Feinknopf Macioce Schappa URS	TBD
07/01/2011 <b>OR #215</b> SAO-Administered	BWC-110001 L-16 Halon Replacement Project - William Green Building Bureau of Workers' Compensation Columbus, Ohio	\$368,000	M Engineering *Prator Engineering Star Consultants URS	\$35,700
07/12/2011 <b>OR #215</b> Locally Administered	BGU-115687 Landscape & Civic Structure Master Plan Bowling Green State University Bowling Green, Ohio	\$100,000	The Collaborative JJR Kinzleman Kline Gossman NBBJ Sasaki Associates	TBD: Contact Agency / Institution
06/24/2011 <b>OR #214</b> Locally Administered	UTO-121665 Replace Air Handler 4 University of Toledo Toledo	\$1,400,000	Contech Design *JDRM Engineering Karpinski Engineering Peters, Tschantz & Associates	TBD: Contact Agency / Institution
06/27/2011 <b>OR #214</b> SAO-Administered	DOT-110001 & DOT-110002 Jefferson and Wayne County Maintenance Facilities Ohio Department of Transportation Wooster and Wintersville	\$7,000,000	*Miller Watson/JMSA Panich, Noel & Associates Richard Fleischman + Partners Schorr Architects Strollo Architects	\$429,790

06/08/2011 <b>OR #214</b> Locally Administered	UTO-111619 New Operating Rooms 13 & 14 University of Toledo Toledo, Ohio	\$1,400,000	Buehrer Group Architecture and Engineering Harley Ellis Devereaux RCM Architects	TBD: Contact Agency / Institution
05/27/2011 <b>OR #213</b> Locally Administered	KSU-11B168 LEED Process Consulting Services Kent State University Kent, Ohio	\$210,000,000	Doty & Miller Emersion Design Heapy Engineering Sasaki Associates	TBD: Contact Agency / Institution
05/03/2011 <b>OR #213</b> Locally Administered	ADJ-110017 Rickenbacker Enclave Paving Renovation Adjutant General's Department Columbus, Ohio	\$2,500,000	*American Structure EMHT Jobes Henderson	TBD: Contact Agency / Institution
04/20/2011 <b>OR #212</b> Locally Administered	ADJ-110009 Walbridge Army HVAC Renovation Adjutant General's Department Walbridge, Ohio	\$540,000	*Advance Engineering Buehrer Group DLZ	TBD: Contact Agency / Institution
04/20/2011 <b>OR #212</b> Locally Administered	ADJ-110010 Greenville Army Masonry Renovation Adjutant General's Department Greenville, Ohio	\$180,000	Alan Scheer SFA Shremshock *Star Consultants	TBD: Contact Agency / Institution
04/20/2011 <b>OR #212</b> Locally Administered	ADJ-110011 Youngstown Army Paving Renovation Adjutant General's Department Youngstown, Ohio	\$540,000	DLZ KZF *Star Consultants	TBD: Contact Agency / Institution
04/20/2011 <b>OR #212</b> Locally Administered	ADJ-110012 Tarlton Army Plumbing Renovation Adjutant General's Department Tarlton, Ohio	\$185,000	Advance Engineering DLZ *Dynamix Engineering	TBD: Contact Agency / Institution
04/20/2011 <b>OR #212</b> Locally Administered	ADJ-110013 Norwalk Army Plumbing Renovation Adjutant General's Department Norwalk, Ohio	\$150,000	Bodner *Buehrer Group Dynamix Engineering X-Cel Engineering	TBD: Contact Agency / Institution
4/18/2011 <b>OR #212</b> Locally Administered	UCN-09113A ACH Campus Lab Energy Savings University of Cincinnati Cincinnati, Ohio	\$3,340,000	Fosdick & Hilmer *Stan & Associates URS Corporation	TBD: Contact Agency / Institution
4/12/2011 <b>OR #212</b> Locally Administered	UTO-111624 New Cancer Center University of Toledo Toledo, Ohio	\$5,500,000	MBA Architects and Planners Poggemeyer Design Group SSOE	TBD: Contact Agency / Institution
3/31/2011 <b>OR #211</b> Locally Administered	OSU-081255 High Voltage Switch and Cable Replacement - Phase 2 The Ohio State University Columbus, Ohio	\$13,340,000/font>	Burns & McDonald Fosdick & Hilmer *Patrick Engineering	TBD: Contact Agency / Institution
3/29/2011 <b>OR #211</b> Locally Administered	OSU-080267 Boiler Replacement - McCracken Power Plant The Ohio State University Columbus, Ohio	\$15,180,000	Burns & McDonnell Eng Co. Inc. Fosdick & Hilmer Lutz Daily & Brain *RMF Engineering	TBD: Contact Agency / Institution
3/7/2011 <b>OR #211</b> Locally Administered	OSU-110269 Northwest Parking Garage Renovation The Ohio State University Columbus, Ohio	\$1,300,000	Carl Walker Inc *Desman Associates O&S Associates	\$95,744
3/29/2011 <b>OR #211</b> Locally Administered	OSU-110101 Caldwell Lab Expansion The Ohio State University Columbus, Ohio	\$632,904	eS Architecture & Development Robert E Euans Architects *SPGB Architects	\$51,564
3/7/2011 <b>OR #211</b> Locally Administered	ZSC-6-2011-1 Advanced Science & Technology Center Zane State College Zanesville, Ohio	\$9,750,000	Addis-Davis-Van Wey Design Group Lincoln Street Studio Phillip Markwood Architects *SHP Leading Design URS Corporation	TBD: Contact Agency / Institution
3/7/2011 <b>OR #211</b> Locally Administered	ZSC-7-2011-1 Cambridge Training & Education Center Zane State College Zanesville, Ohio	\$10,000,000	*Addis-Davis-Van Wey Design Group Lincoln Street Studio Phillip Markwood Architects SHP Leading Design URS Corporation	TBD: Contact Agency / Institution
3/10/2011 <b>OR #211</b> Locally Administered	UTO-111605 Hospital Clinical Laboratory University of Toledo Toledo, Ohio	\$200,000	*BEI Associates Harley Ellis Devereaux SSOE	TBD: Contact Agency / Institution
03/29/2011 <b>OR #211</b> Locally Administered	KSU-11L123 Tri-Towers Residence Halls Rooms & HVAC Upgrades (MEP Engineer) Kent State University Kent, Ohio	\$30,000,000	Dynamix Engineering Heapy Engineering *Scheeser Buckley Mayfield Thorson Baker & Associates	TBD: Contact Agency / Institution
03/29/2011 <b>OR #211</b> Locally Administered	KSU-11L123 Tri-Towers Residence Halls Rooms & HVAC Upgrades (Architect)	\$30,000,000	*Domokur Architects KZF Design	TBD: Contact Agency / Institution

Administered	Kent State University Kent, Ohio		The Collaborative	Institution
03/09/2011 <b>OR #211</b> Locally Administered	UTO-110129 Core Research Facility - Phase IV University of Toledo Toledo, Ohio	\$929,586	Buehrer Group Architecture & Engineering The JDI Group SSOE Group	TBD: Contact Agency / Institution
03/09/2011 <b>OR #211</b> Locally Administered	UTO-111387 Resource & Community Learning Center - Phase II University of Toledo Toledo, Ohio	\$900,000	Duket Architects Planners MacPherson Architects Thomas Porter Architects	TBD: Contact Agency / Institution
02/22/2011 <b>OR #210</b> Locally Administered	OSU-030976 Community Heritage Art Gallery The Ohio State University - Lima Campus Lima, Ohio	\$238,894	Levin Porter Associates Phillip Markwood Architects *The Collaborative	\$31,380
02/24/2011 <b>OR #210</b> Locally Administered	UCN-09137A Storm Water Demonstration Project University of Cincinnati Columbus, Ohio	\$2,600,000	Bayer Becker Kinzelman Kline Gossman *Kleingers & Associates	TBD: Contact Agency / Institution
02/09/2011 <b>OR #210</b> Locally Administered	CTI-110001 Columbus State Master Plan Columbus State Community College Columbus, Ohio	TBD	The Collaborative MSI Design *NBBJ Stantec Architecture URS	TBD: Contact Agency / Institution
02/14/2011 <b>OR #210</b> Locally Administered	UCN-10016B Primary Electric Substation University of Cincinnati Cincinnati, Ohio	\$7,300,000	GDP Group *Patrick Engineering RMF Engineering	TBD: Contact Agency / Institution
02/09/2011 <b>OR #210</b> Locally Administered	UCN-11096A Crosley Tower - Air Handling Unit Replacement University of Cincinnati Cincinnati, Ohio	\$1,500,000	Fosdick & Hilmer *HAWA Incorporated Motz Engineering URS	TBD: Contact Agency / Institution
01/11/2011 <b>OR #209</b> Locally Administered	5062-PF07357 East Regional Chilled Water Plant (CA) The Ohio State University Columbus, Ohio	\$41,055,000	Aramark Management Services *Engineering Economics Horizon Engineering Assoc	\$431,201
01/04/2011 <b>OR #209</b> Locally Administered	BGU-015585 PSLB HVAC Upgrades & Fume Hood Replacement Bowling Green State University Bowling Green, Ohio	\$3,000,000	Buehrer Group Architecture & Engineering Heapy Engineering Korda Engineering *URS Corporation	TBD: Contact Agency / Institution
12/17/2010 <b>OR #208</b> Locally Administered	OSU-110215 Street and Bridge Maintenance Phase 1 The Ohio State University Columbus, Ohio	\$2,146,000	*American Structurepoint Korda/Nemeth Engineering Prime Engineering & Architecture Resource International	\$254,956
12/20/2010 <b>OR #208</b> Locally Administered	YSU-111224 STEM Planning Youngstown State University Youngstown, Ohio	\$200,000	*BHDP/ms consultants KA, Inc. Architecture Westlake Reed Leskosky	TBD: Contact Agency / Institution
12/17/2010 <b>OR #208</b> Locally Administered	UCN-09080A CARE Roof Fan Support Modifications University of Cincinnati Cincinnati, Ohio	\$450,000	Jezerinac Geers Associates *Steven Schaefer Associates THP Limited	TBD: Contact Agency / Institution
12/15/2010 <b>OR #208</b> Locally Administered	UCN-04132B MSB Rehabilitation - Phase 4 (CM) University of Cincinnati Cincinnati, Ohio	\$82,944,661	Bovis Lend Lease Hunt Construction Group Messer Construction Company	TBD: Contact Agency / Institution
12/17/2010 <b>OR #208</b> Locally Administered	UCN-09080A CARE Roof Fan Support Modifications University of Cincinnati Cincinnati, Ohio	\$450,000	Jezerinac Geers Associates Steven Schaefer Associates THP Limited	TBD: Contact Agency / Institution
12/17/2010 <b>OR #208</b> Locally Administered	OSU-110215 Street and Bridge Maintenance - Phase 1 Ohio State University Columbus, Ohio	\$2,146,000	*American Structurepoint Korda/Nemeth Engineering Prime Engineering & Architecture Resource International	TBD: Contact Agency / Institution
11/10/2010 <b>OR #207</b> Locally Administered	OSU-110207 Howlett Hall Roof Replacement The Ohio State University Columbus, Ohio	\$832,821	*CTL Engineering DLZ KZF Design Legat & Kingscott Shremshock Architects & Engineering	\$160,470
11/22/2010 <b>OR #207</b> Locally Administered	Project Number TBD 2010 Building Infrastructure Improvements: Computer Services Center (CSC) HVAC Improvements Ohio University Athens, Ohio	\$824,000	DLZ *Kramer Engineers SHP Leading Design W.E. Monks	TBD: Contact Agency / Institution
11/22/2010 <b>OR #207</b> Locally Administered	Project Number TBD 2010 Building Infrastructure Improvements: Voight Hall, Electrical and Access Improvements and Gamertsfelder Hall Fire Alarm Improvements Ohio University	\$1,420,000	DLZ Kramer Engineers SHP Leading Design *W.E. Monks	TBD: Contact Agency / Institution

	Athens, Ohio				
10/21/2010 <b>OR #206</b> Locally Administered	CLS-101007 Main Classroom - Roof Replacement Cleveland State University Cleveland, Ohio	\$4,400,000	Architectural Vision Group Domokur Architects *Makovich & Pusti Architects mbi-k2m Architecture	\$305,000	
10/05/2010 <b>OR #206</b> Locally Administered	UTO-111538 Clinical Simulation Center The University of Toledo Toledo, Ohio	\$1,000,000	*BHDP Architecture SmithGroup, Inc. SSOE, Inc.	TBD: Contact Agency / Institution	
09/21/2010 <b>OR #205</b> Locally Administered	OSU-100398 McC Campbell Hall - Ambulatory Modifications The Ohio State University Columbus, Ohio	\$10,500,000	Bostwick Design Partnership CBLH Design *Design Group Perspectus Architecture	\$1,011,188	
09/21/2010 <b>OR #205</b> Locally Administered	YSU-111202 Fifth Avenue Athletic Fields Youngstown State University Youngstown, Ohio	\$2,100,000	GPD Group James Burkart Associates JJR	TBD: Contact Agency / Institution	
09/09/2010 <b>OR #205</b> Locally Administered	UTO-111564 UMC 3rd Floor Renovations The University of Toledo Toledo, Ohio	\$4,100,000	*CBLH Design Hasenstab Architects URS	TBD: Contact Agency / Institution	
09/28/2010 <b>OR #205</b> Locally Administered	UCN-10093A Siddall Market/Pointe Renovation University of Cincinnati Cincinnati, Ohio	\$2,300,000	*Champlin Architecture FRCH Design MSA Architects	TBD: Contact Agency / Institution	
09/27/2010 <b>OR #205</b> Locally Administered	OSU-108001 BRT-Site Electrical Improvements The Ohio State University Columbus, Ohio	\$2,700,000	Heapy Engineering *Korda/Nemeth Engineering M-Engineering	TBD: Contact Agency / Institution	
09/21/2010 <b>OR #205</b> Locally Administered	OSU-100398 McC Campbell Hall - Ambulatory Modifications The Ohio State University Columbus, Ohio	\$10,500,000	Bostwick Design Partnership CBLH Design Inc. *DesignGroup Perspectus Architecture LLC	TBD: Contact Agency / Institution	
09/30/2010 <b>OR #205</b> Locally Administered	UTO-10656R (readvertised) Center for Biosphere Restoration Research: Bowman-Oddy Laboratories and Wolfe Hall Renovations (CM at Risk) The University of Toledo Toledo, Ohio	\$7,888,000	AMEC E&C Services, Inc. *The Lathrop Company, Inc. The Whiting-Turner Contracting Company	TBD: Contact Agency / Institution	
08/30/2010 <b>OR #204</b> Locally Administered	YSU-111204 M1 & M2 Parking Deck Repair/Restoration Youngstown State University Youngstown, Ohio	\$5,200,000	Carl Walker, Inc. DESMAN Associates Walker Parking Consultants	TBD: Contact Agency / Institution	
08/31/2010 <b>OR #204</b> Locally Administered	WSU-110006 Rinzler Athletic Complex Wright State University Fairborn, Ohio	\$4,400,000	Annette Miller Architects Lorenz Williams, Inc. McGill Smith Punshon MSA Architects	TBD: Contact Agency / Institution	
08/31/2010 <b>OR #204</b> Locally Administered	WSU-090025 Concert Hall Renovation Wright State University Dayton, Ohio	\$4,228,000	H3 Hardy Collaboration Hardlines Design Company GBBN Architects Richard Fleischman	TBD: Contact Agency / Institution	
07/01/2010 <b>OR #203</b> Locally Administered	OSU-090468 Howlett - Kottman Steam Upgrades The Ohio State University Columbus, Ohio	\$1,982,907	Korda/Nemeth Engineering *RMF Engineering SSOE, Inc. Varo Engineers, Inc.	\$168,801.02	
07/01/2010 <b>OR #203</b> Locally Administered	OSU-100738 Pomerene - History of Art Renovation The Ohio State University Columbus, Ohio	\$400,000	Braun & Steidl Hardlines Design *Miller Watson Architects	\$45,548	
06/18/2010 <b>OR #202</b> Locally Administered	UTO-100656 Center for Biosphere Restoration Research: Bowman-Oddy Laboratories and Wolfe Hall Renovations (C/M at Risk), The University of Toledo Toledo, Ohio	\$7,888,000	Bostleman Mosser, LLC The Lathrop Co. Messer Construction	N/A: Project was readvertised on 09/30/2010 (see OR #205 above)	
05/21/2010 <b>OR #201</b> SAO Administered	DRC-090040 Roof Replacement - Ohio State Penitentiary Youngstown, Ohio	\$1,685,000	N/A - Project Cancelled	N/A - Project Cancelled	
05/21/2010 <b>OR #201</b> SAO Administered	DRC-090053 HVAC Upgrade 2010 - Warren Correctional Institution Lebanon, Ohio	\$2,500,000	DLZ Ohio, Inc. Kramer Engineers *Prater Engineering Associates Scheeser Buckley Mayfield LLC	TBD / Contract not finalized	
05/28/2010 <b>OR #201</b> Locally Administered	MUN-100014 Harris Dining Hall HVAC Replacement Miami University Oxford, Ohio	\$1,400,000	Heapy Engineering KLH Engineers Prater Engineering	TBD: Contact Agency / Institution	
05/28/2010 <b>OR #201</b> Locally Administered	OSU-081047 John Herrick Drive Rebuild Phase 1 The Ohio State University Columbus, Ohio	\$6,300,000	DLZ Ohio, Inc. EMH&T Kleingers & Associates MS Consultants	TBD: Contact Agency / Institution	
05/27/2010	DMR-100003				

OR #201 Locally Administered	NODC Paving 2010 Northwest Ohio Developmental Center Toledo, Ohio	\$400,000	The Mannik & Smith Group Chevevey & Piccin *Buehrer Group	\$25,611
04/02/2010 OR #200 SAO Administered	CSU-100010 (CM at Risk) Emery Hall Preservation & Restoration Phase IV Central State University Wilberforce, Ohio	\$1,780,000	Messer Construction Co. *Miles-McClellan Construction Thomas & Marker Construction	TBD / Contract not finalized
02/24/2010 OR #198 Locally Administered	OSU-100266 Stone Lab Green Energy Program Ph 1 The Ohio State University Gibraltar Island Put-in-Bay, Ohio	\$320,000	*Metro DC Engineering, LLC Santee Consulting Services Poggemeyer Design Group	\$46,798
02/19/2010 OR #198 Locally Administered	OSU-080338 College of Medicine Renovation/Addition Hazardous Material Abatement The Ohio State University Columbus, Ohio	\$13,000,000	*Electro-Analytical Inc (dba EA Group) Lawhon & Associates Gandee & Associates	\$15,040
12/07/2009 OR #196 Locally Administered	DRC-090047 Domestic Water & Boiler Replacement Ohio Department of Rehabilitation and Correction Lebanon, Ohio	\$1,425,003	Advanced Engineering Consultants *Kramer Engineers Roger D. Fields & Associates	TBD: Contact Agency / Institution
12/07/2009 OR #196 Locally Administered	DRC-090049 Exterior Door Replacement - Warren Correctional Ohio Department of Rehabilitation and Correction Lebanon, Ohio	\$1,360,000	*eS Architecture & Development KZF Design Renouveau Design	TBD: Contact Agency / Institution
12/23/2009 OR #196 Locally Administered	OSU-090445 Dreese Exterior Sealant Repair The Ohio State University Columbus, Ohio	\$1,270,000	Abbot Studios Architects & Planners *Shremshock Architects, Inc. CTL Engineering	\$112,649.93
12/23/2009 OR #196 Locally Administered	UTO-010656 New Science Building University of Toledo Toledo, Ohio	\$30,000,000	BHDP Architecture *SSOE The Collaborative	TBD: Contact Agency / Institution
11/18/2009 OR #196 Locally Administered	OSU-091575 Patent Cafe Food Kitchens Renovation (Food Service Consultant) The Ohio State University Columbus, Ohio	\$10,747,694	*JEM Associates (NJ) Robert Rippe & Associates (MN) The Hysen Group (MI)	TBD: Contact Agency / Institution
12/07/2009 OR #196 Locally Administered	OSU-091576 Morehouse Parking Garage - Demolish and Construct Surface Lots The Ohio State University Columbus, Ohio	\$2,209,149	*EMH&T Jobs Henderson & Associates Resource International	\$226,551
11/05/2009 OR #195 Locally Administered	UCN-08085A Kettering North Demolition The University of Cincinnati Cincinnati, Ohio	\$3,000,000	*Champlin Architecture JL Bender TRIAD Architects	TBD: Contact Agency / Institution
11/04/2009 OR #195 Locally Administered	UCN-06040C Morgens Hall Renovation and Scioto Decommissioning The University of Cincinnati Cincinnati, Ohio	\$27,748,000	GBBN Moody Nolan *Richard Fleischman + Partners Architects	TBD: Contact Agency / Institution
11/18/2009 OR #195 Locally Administered	OSU-091575 Patent Cafe Food Kitchens Renovation (A/E) The Ohio State University Columbus, Ohio	\$10,747,694	*FRCH Design Worldwide Hendon & Redmond M+A Architects Perspectus Architecture	\$1,217,199
11/18/2009 OR #195 Locally Administered	OSU-100217 Mason Hall - First and Second Floor Renovations The Ohio State University Columbus, Ohio	\$5,974,259	Champlin Architecture *Kallmann McKinnell & Wood Architects (MA) with Bialosky + Partners Architects Phillip Markwood Architects Westlake Reed Leskosky	\$400,500
11/10/2009 OR #195 Locally Administered	OSU-090581 Chemical and Biomolecular Engineering and Chemistry Building - <i>Design Architect</i> The Ohio State University Columbus, Ohio	\$126,000,000	Bohlin Cywinski Jackson (PA) David Brody Bond Aedas (NY) Ellenzweig (MA) FLAD Architects (WI) Payette (NY) Pelli Clark Pelli (CT) Perkins + Will (IL) Pohlshek Partnership (NY) SmithGroup (MI) Tsoi-Kobus & Associates (MA) Wilson Architects (NY) Zimmer Gunsul Frasca (NY)	TBD: Contact Agency / Institution
11/10/2009 OR #195 Locally Administered	OSU-090581 Chemical and Biomolecular Engineering and Chemistry Building - <i>Architect of Record</i> The Ohio State University Columbus, Ohio	\$126,000,000	Anshen + Allen BHDP Braun & Steidl/IKM *Burt Hill Champlin Architecture NBBJ	\$8,425,000
11/10/2009 OR #195	OSU-090581 Chemical and Biomolecular Engineering and		*Four Seasons FTC&H	

Locally Administered	Chemistry Building - <i>Commissioning</i> The Ohio State University Columbus, Ohio	\$126,000,000	Heapy Engineering Horizon Engineering	\$393,333.54
11/10/2009 <b>OR #195</b> Locally Administered	OSU-090581 Chemical and Biomolecular Engineering and Chemistry Building - <i>MEP</i> The Ohio State University Columbus, Ohio	\$126,000,000	Affiliated Engineers (WI) ARUP (NY) HAWA (OH) M/E Engineering (NY) RMF (MD) Vanderweil (MA)	TBD: Contact Agency / Institution
11/24/2009 <b>OR #195</b> Locally Administered	OSU-081230 William H. Hall Complex Expansion, Phase 2 - Commissioning The Ohio State University Columbus, Ohio	\$33,056,494	*Four Seasons Environmental Horizon Engineering Associates Scheeser Buckley Mayfield	\$68,088.05
11/24/2009 <b>OR #195</b> Locally Administered	OSU-071589 Hopkins Hall Mechanical Improvements The Ohio State University Columbus, Ohio	\$5,668,290	Advanced Engineering DLZ Kramer Engineering *Prater Engineering	\$398,170
10/09/2009 <b>OR #194</b> Locally Administered	OHU-091500 Clipping Lab - Phase 2b-3 Ohio University Athens, Ohio	\$6,900,000	Burt Hill URS W.E. Monks & Co. Westlake, Reed, Leskosky	TBD: Contact Agency / Institution
10/19/2009 <b>OR #194</b> Locally Administered	WSU-100012 Master Plan - Land Use and Development Wright State University Dayton, Ohio	\$200,000	Burt Hill NBBJ Sasaki	TBD: Contact Agency / Institution
09/21/2009 <b>OR #193</b> SAO-Administered	NEM-090001 (CM) Campus Research and Academic Expansion NEOUCOM Rootstown, Ohio	\$37,930,000	Bovis Lend Lease, Inc. Donley's Inc. *The Ruhlin Company Welyty Building Company	TBD / Contract not finalized
09/11/2009 <b>OR #193</b> SAO-Administered	BWC-100001 BWC Chiller/Ice Tank Replacement Columbus, Ohio	\$1,550,000	DLZ Ohio, Inc. Korda/Nemeth Engineering Motz Engineering *Star Consultants	\$141,260
09/02/2009 <b>OR #193</b> SAO-Administered	DOT-100001 Noble County Maintenance Facility / ODOT Caldwell, Ohio	\$4,800,000	*Jerome M. Scott Architects ms consultants, inc. Schorr Architects, Inc. Wachtel & McAnally Architects/Planners, Inc.	\$403,171
08/28/2009 <b>OR #192</b> Locally Administered	WSU-090041 Halon Replacement Project Wright State University Dayton, Ohio	\$500,000	Heapy Engineering Helmig-Lienesch Engineers *Prater Engineering	TBD: Contact Agency / Institution
08/28/2009 <b>OR #192</b> Locally Administered	WSU-090034 Elevator Upgrades Wright State University Dayton, Ohio	\$500,000	JL Bender Oregon Group Architects *Stilson & Associates, Division of DLZ	TBD: Contact Agency / Institution
08/28/2009 <b>OR #192</b> Locally Administered	WSU-090038 Health Science Roof Replacement Wright State University Dayton, Ohio	\$317,000	Annette Miller Architects eS Architecture and Development *SFA Architects	TBD: Contact Agency / Institution
08/28/2009 <b>OR #192</b> Locally Administered	WSU-090029 Rike Hall Second Floor HVAC and General Renovation Wright State University Dayton, Ohio	\$520,000	*Annette Miller Architects Schorr Architects TRIAD Architects	\$50,000
07/14/2009 <b>OR #191</b> SAO-Administered	NEM-090001 (A/E) Campus Research and Academic Expansion NEOUCOM Rootstown, Ohio	\$37,930,000	Burt Hill, Inc. Hasenstab Architects *TC Architects URS	TBD / Contract not finalized
06/15/2009 <b>OR #190</b> Locally Administered	UCN-09101A Radiology Office Building The University of Cincinnati Cincinnati, Ohio	\$2,100,000	BSA LifeStructures *GBBN PFB Architects	TBD: Contact Agency / Institution
06/18/2009 <b>OR #190</b> SAO-Administered	DRC-090026 Fire Alarm Upgrade Lebanon Correctional Institution Lebanon, Ohio	\$3,125,500	*Advanced Engineering Consultants DLZ Ohio KZF Design Kramer Engineers Roger D. Fields & Associates	\$235,213
06/18/2009 <b>OR #190</b> SAO-Administered	DRC-090050 Roof Replacement Correctional Reception Center Orient, Ohio	\$2,604,199	*Archatas, Inc. Asebrook & Co. Architecture eS Architecture and Development Schorr Architects	\$199,750
06/18/2009 <b>OR #190</b> SAO-Administered	DRC-090052 Medical/Dental Addition Lorain Correctional Institution Grafton, Ohio	\$1,735,000	Kaczmar Architects Incorporated *mbi k2m Architecture Ziska Architecture	\$268,125
05/06/2009 <b>OR #189</b> SAO-Administered	EXP-090003 North Parking Lot Improvements Ohio Expositions Commission Columbus, Ohio	\$5,000,000	Kabil Associates, Inc. *Korda/Nemeth Engineering, Inc. Star Consultants, Inc.	\$345,975

04/09/2009 <b>OR #189</b> SAO-Administered	DAS-010100 North High Street Complex Renovation, Phase 4 Ohio Dept. of Administrative Services Columbus, Ohio	\$52,505,945	*Acock Associates Architects Feinknopf Macioce Schappa Architects Schooley Caldwell Associates	\$4,005,429
04/09/2009 <b>OR #188</b> SAO-Administered	OHU-071730 Scripps College of Communication - Phase 1 Ohio University Athens, Ohio	\$18,000,000	Feinknopf Macioce Schappa Architects Moody Nolan, Inc. NBBJ Schooley Caldwell Associates *The Collaborative, Inc.	\$1,159,650
02/12/2009 <b>OR #186</b> SAO-Administered	DYS-050133 ORVJCF Classroom Addition - Phase 2 Ohio River Valley Juvenile Correctional Facility	\$6,800,000	KZF Design, Inc. Shremshock Architects, Inc. *Wachtel & McAnally Architects/Planners, Inc.	\$668,827
02/04/2009 <b>OR #186</b> SAO-Administered	DOT-090005 Rest Areas Renovation Various locations throughout Ohio	\$12,000,000	Feinknopf Macioce Schappa Architects KZF Design *Shremshock Architects	\$889,360
01/30/2009 <b>OR #185</b> SAO-Administered	CTI-090001 ERC Renovation (Columbus Hall) Columbus State Community College	\$5,400,000	Acock Associates Architects *BHDP Architecture McDonald, Cassell & Bassett Schooley Caldwell Associates	\$389,226
12/15/2008 <b>OR #184</b> SAO-Administered	DMR-090010 Various Improvements Northwest Ohio & Tiffin Developmental Centers	\$1,655,500	Archatas Bodner & Kerik Architects, Inc. *Buehrer Group Architecture & Engineering, Inc.	\$107,200
12/18/2008 <b>OR #184</b> SAO-Administered	DMR-090013 Various Improvements Southwest Ohio Developmental Center	\$1,260,000	Archatas *eS Architecture and Development Star Consultants, Inc.	\$158,802
12/01/2008 <b>OR #184</b> SAO-Administered	DOT-090003 District 11 Re-roof Ohio Department of Transportation New Philadelphia, Ohio	\$4,800,000	Makovich & Pusti Architects, Inc. *Schorr Architects, Inc. Shremshock Architects, Inc.	\$389,000
11/18/2008 <b>OR #183</b> SAO-Administered	EXP-090002 2008 Electrical Upgrades Ohio Expositions Commission	\$2,100,000	Advanced Engineering Consultants *Bennett Engineering, Inc. DLZ Ohio, Inc. Star Consultants, Inc.	\$180,892
11/10/2008 <b>OR #183</b> SAO-Administered	EXP-090001 Sheep and Swine Barn Renovations Ohio Expositions Commission Columbus, Ohio	\$11,900,000	Davis Wince, Ltd. McDonald, Cassell & Bassett, Inc. *Schorr Architects, Inc. Star Consultants, Inc.	\$898,244
07/24/2008 <b>OR #179</b> SAO-Administered	ADJ-090001 Delaware Training and Community Center Adjutant General's Department Delaware, OH	\$21,553,840	KZF Design, Inc. Maddox-NBD, Inc. *Poggemeyer Design Group	\$801,724



# Request for Qualifications (A/E)

The Ohio State University  
2009 Millikin Rd, 400 Central Classroom Building  
Columbus, OH 43210



www.fod.osu.edu  
Phone 614-292-4458

## Administration of Project: Local Administration

Project Name	North Residential District Transformation (Architect of Record – North Zone Architect of Record – South Zone)	Response Deadline	July 25, 2012	3:00pm	local time
Project Location	Columbus, OH	Project Number	OSU-110672		
City / County	Columbus / Franklin	Project Manager	Ruth Miller		
Agency/Institution	The Ohio State University	Contracting Authority	The Ohio State University		
No. of paper copies requested (stapled, not bound)	4	No. of electronic copies requested on CD (PDF)	4		

Submit the requested number of Statements of Qualifications (SAO Form F110-330) directly to Ruth Miller at 2009 Millikin Road, room 400, Columbus, OH 43210. See Section H for additional submittal instructions.

## Project Overview

### A. Project Description

The Ohio State University is preparing to transform our north residential community through the addition of 3,200 beds of new student housing, recreation and dining, creating a new, vibrant neighborhood of over 6,000 student residents. Guided by our recently completed One University Framework Plan (<http://oneframework.osu.edu/>), the soon to be completed North Residential District Transformation Master Plan, and our dynamic vision for Student Life, this new, densely developed North Campus Residential District must be carefully planned in a manner to reflect the best practices in both urban design, and campus-based student residential life.

Currently the University is working with a Master Planner team on a district plan for the project which will establish the Program of Requirements, building locations, utility strategy, budgets, overall schedule and phasing for the project. The University's Master Planner will maintain a planning design oversight role throughout the implementation of the North Residential District Transformation project. Teams selected via this RFQ shall work in conjunction and collaboration with the University's Master Planner to maintain the intent and principles as laid out in the Master Plan. **The scope that is described in this RFQ is preliminary and may be changed as a result of the final district plan.**

Interested firms should periodically check our website for updates for this project such as questions and answers, additional information about the North Residential District Transformation, and similar information:  
<http://fod.osu.edu/projects/index.htm>

**An AE Open House presentation of the project will be held on Tuesday, July 17<sup>th</sup> at 1:00 p.m. to discuss the project and to answer questions related to this submittal. The presentation will be held at Morrill Tower 3<sup>rd</sup> Floor Browsing Room, 1900 Cannon Drive, Columbus OH 43210.**

### B. Scope of Services

Pending approval of the University Board of Trustees, this RFQ seeks two architectural delivery firms to be the Architect of Record for the North Zone and the South Zone of the Residential District Transformation. Proposing Architect of Record firms need only to submit one 330 in order to be considered for either the North or South Zone work. The University will decide which firms will be considered for each zone. Architects of Record shall present their proposed team in their 330s which shall include a Structural Engineer, a building MEP Engineer, and a Hazardous Materials consultant. The University reserves the right to negotiate the final consultants on the selected Architect of Record's team. It is the University's intention to invite the selected Architect of Record to assist in the selection process for the Dining Facility Consultant (if needed), Recreational Facility Consultant (if needed), and Construction Testing Services. The Architect of Record will hold the contracts on all the selected consultants. The selected Architect of Record will be contracted to the University. A Design Architect(s) will be selected and will be contracted to the Architect of Record. The Architect of Record will hold the contract on the Design Architect(s) as part of the Architect of Record's services. The University shall select and contract with a Construction Manager at Risk to oversee all phases of the North Residential District Transformation included the North and South Zones. The selected Architect of Record will work in conjunction and collaboration with the Construction Manager at Risk.

Each Zone has a milestone partial completion date of June 2015 and a final completion date of June 2016.



# Request For Qualifications (A/E) continued

Project Name North Residential District Transformation

Project Number OSU-110672

The selected Architect of Record will validate the initial Program of Requirements for the North Zone or the South Zone created by the Master Plan. In addition, the Architect of Record will be responsible for designing exterior and interior architecture, interior design, mechanical, electrical and plumbing, and technology, including but not limited to data, telecommunications, and audio visual, to complete Phase One. The Architect of Record shall coordinate with the Infrastructure Team (contracted directly to the University and hired via separate RFQ) for civil engineering and landscape architecture. The University will be contracting with a geotechnical engineer (hired via separate RFQ) to complete a general geotechnical survey of the North Residential District. The Architect of Record shall then contract with that geotechnical engineer to perform a geotechnical evaluation for services and additional boring as needed for the North or South Zones. During design, an emphasis will be placed on incorporating sustainable technology. The University requires that all new facilities in this project will minimally obtain LEED Silver certification. The successful shortlisted firms will need to demonstrate the ability to realize and deliver higher education residential life projects, project leadership in a complex higher education environment, responsiveness and flexibility to changes in scope and schedule, experience working as a delivery architect in collaboration with a design architect in a multiple phase/multiple team environment, and must meet the state licensure requirements noted on page 3.

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (SAO Form #F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. University Residential Life Projects
2. Complex Higher Education Projects
3. Collaboration with a Design Architect, Multiple phases, and Multiple Design Teams

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, 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 of Requirements Development, Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, Construction Phase, Post-Construction Phase, and Extra Services and Additional Services of all types. Refer to *The SAO Manual* for additional information about the type and extent of services required for each.

During the construction period, provide not less than 60 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.

### C. Funding / Estimated Budget

Total Project Cost	<u>\$125,000,000.00 average per zone</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$90,000,000 average per zone</u>	Other Funding	<u>\$125,000,000.00 Bonds</u>
Estimated A/E Fee	<u>4.25% for basic services</u>		

NOTE: The design 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). Required Professional Liability Insurance will be \$3,000,000 per claim and annual aggregate.





# Request For Qualifications (A/E) continued

Project Name North Residential District Transformation

Project Number OSU-110672

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## H. Submittal Instructions

Firms are required to submit the current version of Statement of Qualifications (SAO Form F110-330) available via the SAO website at <http://ohio.gov/sao> (click on Forms).

Paper copies of the Statement of Qualifications 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.

Submit all questions regarding this RFQ in writing via email to Megan Kadel-Edwards at [kadel-edwards.1@osu.edu](mailto:kadel-edwards.1@osu.edu) with the project number included in the subject line (no phone calls please).

# Architect/Engineer Selection Rating

The Ohio State University  
 2009 Millikin Rd, 400 Central Classroom Building  
 Columbus, OH 43210



www.fod.osu.edu  
 Phone 614-292-4458

Project Name North Residential District Transformation Proposer Firm \_\_\_\_\_  
 Project Number OSU-110672 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. A/E Firm Location (5 points)</b>			
Proximity of primary A/E firm office where majority of work is to be performed in relationship to project site	Less than 50 miles	4 - 5	
	50 to 100 miles	2 - 3	
	More than 100 miles	0 - 1	
<b>2. A/E Firm Size (5 points)</b>			
Number of relevant licensed professionals within primary A/E firm available to perform the work.	Small = Less than 6 licensed professionals	0 - 1	
	Medium = 6 to 11 licensed professionals	2 - 3	
	Large = More than 11 licensed professionals	4 - 5	
<b>3. Current Workload (5 points)</b>			
Amount of fees awarded by the Contracting Authority to the primary A/E Firm in the previous 24 months (exclude projects on hold)	Less than \$250,000	4 - 5	
	\$250,000 to \$500,000	2 - 3	
	More than \$500,000	0 - 1	
<b>4. Primary A/E Qualifications (30 points)</b>			
a. Project Management Lead	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Design Lead	Experience / creativity of lead designer to meet needs of owner	0 - 5	
c. Technical Staff	Experience / ability of technical staff to develop quality construction documents	0 - 5	
d. Construction Administration	Experience / ability of field representative to identify / solve issues during construction	0 - 10	
<b>5. A/E Consultant Qualifications (10 points)</b>			
Key Discipline Leads	Experience / ability of all key discipline leads to effectively perform the work	0 - 10	
<b>6. Project Team Qualifications (15 points)</b>			
a. Previous Team Collaboration Number of projects that a majority of the team members have worked together	Less than 2 projects (Low)	0 - 1	
	2 to 4 projects (Average)	2 - 3	
	More than 4 projects (High)	4 - 5	
b. LEED* Experience within Team	LEED AP(s)** on Team	0 - 1	
	LEED Registered Project(s)	0 - 2	
	LEED Certified Project(s)	0 - 2	
	Satisfies ALL above Criteria	Sum = 0 - 5	
c. Team Organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
<b>7. Overall Project Team Experience (30 points)</b>			
a. Budget and Schedule Management	Performance in completing projects within original budget and schedule limitations	0 - 5	
b. Experience with Similar Project Type	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 A/E evaluations / letters of reference	0 - 5	
d. Knowledge of State of Ohio Capital Project Administration Process	Less than 3 projects (Low)	0 - 3	
	3 to 6 projects (Average)	4 - 6	
	More than 6 projects (High)	7 - 10	
		<b>Subtotal</b>	

\* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council  
 \*\* LEED AP = LEED Accredited Professional credential by the Green Building Certification Institute

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# North Residential District Transformation Architect of Record (North and South Zones) Question and Answer List



The Ohio State University  
2009 Millikin Rd, 400 Central Classroom Building  
Columbus, Ohio 43210

www.fod.osu.edu  
Phone: 614-292-4458

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Project Name	<b>North Residential District Transformation</b>	Project Number	<b>OSU-110672</b>
	<b>Architect of Record</b>		
Project Location	<b>Columbus, OH</b>		

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Date posted: 7/19/2012  
Date revised:

Below are questions and answers that were discussed at the RFQ presentation meeting on July 17, 2012 at Morrill Tower:

1. Will Goody Clancy/Elkis Manfredi be working for the University or for the Architect of Record?  
A: *They will be under the contract of the Architect of Record.*
2. It was stated that the building footprints and the programming are set – in what capacity has this been done?  
A: *We are well on our way to having programs set for individual buildings, but there may be some program verification required. Bathrooms layouts will be done and will be consistent throughout the buildings.*
3. How will you handle the uploading and downloading of information between entities? Are we using Cloud?  
A: *This has not been determined; typically the Architect sets this up; it is acknowledged that this is something that will need to be addressed early.*
4. When will the Design Architect be on board?  
A: *Shortly after the Architect of Record selection.*
5. When will the invitation list for the Design Architect be made available?  
A: *We should know more in the next week. Most applied on the first planning phase.*
6. Will today's presentation be available on the FOD website?  
A: *Yes.*
7. How will building design standards be utilized?  
A: *We are anticipating some concessions and variations from the building design standards.*
8. How will an AV consultant be hired?  
A: *We will select this separately in conjunction with the AOR.*
9. Will LEED certification be for the entire district?  
A: *We anticipate that the site will be certified as a whole, and buildings will be individually certified (LEED Silver as a minimum.)*

# Request for Qualifications (A/E)

Cleveland State University, Division of Capital Planning  
Office of the University Architect  
2121 Euclid Avenue, Cleveland, Ohio 44114



www.csuohio.edu  
v: 216.687.2000 • f: 216.687.9227

## Administration of Project: Local Administration

Project Name	<u>Center for Innovation in Health Professions</u>	Response Deadline	<u>August 6, 2012 2:00 PM</u> local time
Project Location	<u>2112 Euclid Avenue</u>	Project Number	<u>CLS-071207 / LF-1207</u>
City / County	<u>Cleveland / Cuyahoga</u>	Project Manager	<u>Jack Baumann</u>
Agency/Institution	<u>Cleveland State University</u>	Contracting Authority	<u>Cleveland State University</u>
No. of paper copies requested	<u>4 bound</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>

Submit the requested number of Statements of Qualifications (SAO Form F110-330) directly to Jack Baumann at 1802 East 25<sup>th</sup> Street, PS 224, Cleveland, Ohio 44114. See Section H for additional submittal instructions.

## Project Overview

### A. Project Description

Cleveland State University is planning a new building called the Center for Innovation in Health Professions (CIHP). The facility will provide the University an identity and presence it has never had by bringing together medical programs in one building; expanding the opportunity to encourage collaboration across disciplines. In addition a new partnership with NEOMED will allow for a permanent presence for the medical school on CSU's campus.

The University has recently concluded a build planning study with faculty and staff from the Provost's Office and the University Architect's Office. This process must be validated with the help of external consultants. It is anticipated that a 6 week program validation period will commence immediately upon the execution of a contract. We are interested in working with a firm that has extensive experience not only in architectural planning and design but the process of deciding how to allocate space in a building based on an academic program; an academic strategy for realizing the educational program envisioned in the facility. Finally, the financial goals and constraints need to be fully understood as well as other external factors that may be relevant to program expansion. To that end a Business Plan will be developed by the consultant to analyze the return on investment. The building will create new expenses and revenues. Items such as: potential for growth in enrollment, grants, increase in faculty and re-purposing of space vacated by the move to the new building. These factors must be measured against the University's investment in the facility.

Once the concept of the academic program and return on investment is vetted, then an architectural vision will be formed.

### B. Scope of Services

Professional Design Basic Services required including, but not limited to: pre-design (program validation, return on investment analysis), concept development, schematic design, design development, construction documents, bidding, and construction administration as defined by the State Architects Office Agreement for Professional Design Services. Basic services will also include development of study models and 3-D renderings during schematic design and design development phases. The project will be designed using BIM (Building Information Modeling); the University uses Revit software. Professional Design Services will include participation in the EDGE Program as required by statute and the Agreement.

For the entire duration of construction, including but not limited to, provide: not less than 40 hours (excluding travel time) on-site each week, including attendance at progress meeting(s), a brief written report of each site visit, on-site representation comprised of A/E and its consultant staff involved in the primary design of the project. All staff shall have relevant and appropriate type(s) of construction administration experience. On site representation by the A/E's sub-consultants are expected in addition to the 40 hour requirement.

The University intends to hire a Construction Management at Risk (CMR) firm, selected under a separate contract. The CMR firm will provide constructability reviews, additional cost estimating and scheduling during the design phase and administer the contracts during the construction phase. The A/E will be required to reconcile their construction estimate with the CM's at each phase of the design process up to final bid documents. The A/E and the CMR will use a similar format in cost estimating to accommodate reconciliation of the estimates.

This project has a sustainability goal of achieving LEED Silver Certification



# Request For Qualifications (A/E) continued

Project Name Center for Innovation in Health Professions

Project Number CLS-071207 / LF-1207

has provided or shall provide such to the Contracting Authority and/or the Ohio Business Gateway (<https://ohiobusinessgateway.ohio.gov/OBG/Membership/Security.mvc>).

Upon review of all applicants, the University will shortlist firms for interviews. At that time further instruction will be provided to the firms that will be interviewed. The University will not conduct in person conversations or tours of the campus prior to shortlisting

## H. Submittal Instructions

Qualification packages will be accepted at Cleveland State University on August 6, 2012 until 2:00 PM. Provide 4 originals of the complete package. Packages received after the designated time will not be considered for review.

Firms are required to submit the current version of Statement of Qualifications (SAO Form F110-330) available via the SAO website at <http://ohio.gov/sao> (click on Forms).

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.

Submit all questions regarding this RFQ in writing to Jack Baumann at [j.l.baumann@csuohio.edu](mailto:j.l.baumann@csuohio.edu) with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the OAKS Capital Improvements (OAKS CI) website at <http://ci.oaks.ohio.gov> on a regular basis until one week before the response deadline. The Question & Answer (Q&A) document can be found by downloading a new version of the RFQ or by clicking on the Q&A link to the right of the project listing. The name of the party submitting a question will not be included on the Q&A document.

# Architect/Engineer Selection Rating

Cleveland State University, Division of Capital Planning  
 Office of the University Architect  
 2121 Euclid Avenue, Cleveland, Ohio 44114



www.csuohio.edu  
 v: 216.687.2000 • f: 216.687.9227

Project Name Center for Innovation in Health Sciences Proposer Firm \_\_\_\_\_  
 Project Number CLS-071207 / LF-1207 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. A/E Firm Location (5 points)</b>			
Proximity of primary A/E firm office where majority of work is to be performed in relationship to project site	Less than 50 miles	4 - 5	
	50 to 100 miles	2 - 3	
	More than 100 miles	0 - 1	
<b>2. A/E Firm Size (5 points)</b>			
Number of relevant licensed professionals within primary A/E firm available to perform the work.	Small = Less than 6 licensed professionals	0	
	Medium = 6 to 10 licensed professionals	2	
	Large = More than 10 licensed professionals	5	
<b>3. Current Workload (5 points)</b>			
Amount of fees awarded by the Contracting Authority to the primary A/E Firm in the previous 24 months (exclude projects on hold)	Less than \$500,000	4 - 5	
	\$500,000 to \$750,000	2 - 3	
	More than \$750,000	0 - 1	
<b>4. Primary A/E Qualifications (30 points)</b>			
a. Project Management Lead	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Design Lead	Experience / creativity of lead designer to meet needs of owner	0 - 10	
c. Technical Staff	Experience / ability of technical staff to develop quality construction documents	0 - 5	
d. Construction Administration	Experience / ability of field representative to identify / solve issues during construction	0 - 5	
<b>5. A/E Consultant Qualifications (10 points)</b>			
Key Discipline Leads	Experience / ability of all key discipline leads to effectively perform the work	0 - 10	
<b>6. Project Team Qualifications (15 points)</b>			
a. Previous Team Collaboration Number of projects that a majority of the team members have worked together	Less than 3 projects (Low)	0 - 1	
	3 to 6 projects (Average)	2 - 3	
	More than 6 projects (High)	4 - 5	
b. LEED* Experience within Team	LEED AP(s)** on Team	0 - 1	
	LEED Registered Project(s)	0 - 2	
	LEED Certified Project(s)	0 - 2	
	Satisfies ALL above Criteria	Sum = 0 - 5	
c. Team Organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
<b>7. Overall Project Team Experience (30 points)</b>			
a. Budget and Schedule Management	Performance in completing projects within original budget and schedule limitations	0 - 5	
b. Experience with Similar Project Type	Less than 3 projects (Low)	0 - 3	
	3 to 5 projects (Average)	4 - 6	
	More than 5 projects (High)	7 - 10	
c. Past Performance	Level of performance as indicated by past A/E evaluations / letters of reference	0 - 5	
d. Knowledge of State of Ohio Capital Project Administration Process	Less than 3 projects (Low)	0 - 3	
	3 to 5 projects (Average)	4 - 6	
	More than 5 projects (High)	7 - 10	
		<b>Subtotal</b>	

\* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council  
 \*\* LEED AP = LEED Accredited Professional credential by the Green Building Certification Institute

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Question and Answer List

Cleveland State University, Division of Capital Planning  
Office of the University Architect  
2121 Euclid Avenue, Cleveland, Ohio 44114



www.csuohio.edu  
v: 216.687.2000 ▪ f: 216.687.9227

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Project Name Center for Innovation in Health Professions Project Number CLS-071207 / LF-1207  
Project Location 2112 Euclid Avenue, Cleveland Ohio

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Date posted: 7/18/12

Date revised: 8/2/12

Below are the questions that have been received to date for the RFQ of the above-referenced project:

1. Question: "Is the "business plan" part of the fee for the project? Also, is the "national" architect primarily for marquee design, or for the business plan, or both? Or is that up to us to decide?"
  - A. Answer: The business plan is part of the base fee for the project. The "nationally recognized design firm" is intended for the marquee design of the building. It is at the discretion of the submitting Architect who to utilize for the Business Plan portion of the RFQ, which may fall into the expertise of the Nationally Recognized Design Firm.
2. Question: "Will you provide the scope criteria for Section F, Relevant Project Experience Matrix, or should we determine the scope criteria individually?"
  - A. Answer: Section F is the EDGE Participation Goal Section. It is at the discretion of the submitting Architect how to accomplish this goal.
3. Question: "Will the referenced project include any food service? If so, is the food service consultant to be included with the competing architects' proposed teams; or selected by the University, the successful architect, or jointly by the University and architect?"
  - A. Answer: The project will not include any food service that would be required to be designed by a food service consultant.
4. Question: "In the RFQ you had indicated past history between the local firm and the signature architectural firm. Can you please clarify the importance of this past relationship in order to get shortlisted or selected for the project?"
  - A. Answer: Past relationships with a Nationally Recognized Design Firm is not a mandatory requirement. It is up to the submitting Architect on setting up the appropriate team for the project.
5. Question: "Could you tell me the type of spaces that are currently anticipated in the building?"
  - A. Answer: At this time, the building is envisioned to house offices, classrooms, labs, lounges/studies, conference rooms, and shared public spaces for NEOMED, School of Nursing, and Health Sciences.
6. Question: "I see that the criteria for selection indicates that teams will be evaluated on previous experience compatible with the proposed project (i.e. type, size, etc.) I didn't see a description of the size for the proposed facility. Am I overlooking something in the solicitation or is it an item to be determined during the validation period of the project?"
  - A. Answer: At this time, the project is anticipated to be 100,000gsf, but will need to be determined during the validation period of the project.

# Question and Answer List continued



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Project Name Center for Innovation in Health Professions

Project Number CLS-071207 / LF-1207

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7. Question: "The RFQ mentions the recent development of a building planning study - is this available?"
  - A. Answer: The Planning Study will be available to the list of short-listed firms.
8. Question: "If the study is not available to respondents is there a narrative program that is available? The RFQ does not provide much information on this score and of course it would be of great help to us in determining qualifications and proper teaming."
  - A. Answer: The Program of Requirements is posted to the Cleveland State University Architect's website at: <http://www.csuohio.edu/offices/architect/rfps/cihp/>
9. Question: "The RFQ details the requirement that the AE firm develop a business plan. Would this service be seen as included in the 7% fee?"
  - A. Answer: Yes.
10. Question: "Was the planning study completed in house or by an outside consultant?"
  - A. Answer: In house.
11. Question: "Do you see a specialized firm completing the Business plan or do you see the Architect performing this with the design team in conjunction with the University?"
  - A. Answer: It is at the discretion of the submitting Architect who to utilize for the Business Plan portion of the RFQ.
12. Question: "Just wanted to confirm that with an expected CM that the design team would be on site 40 hours/week and consultants maybe another 20-40/week?"
  - A. Answer: The Architect is to be on site "not less than 40 hours". Consultant shall be on site as needed during construction to resolve coordination efforts. Specific required hours for Consultants will be determined during the Technical Proposal stage of contract negotiations.
13. Question: "It appears with your 50 or 100 mile radius that you really expect and desire a Cleveland region firm as AOR and not a Columbus or Cincinnati or Dayton firm? I am not saying you would exclude them if qualified."
  - A. Answer: The Selection Criteria is based on many factors that determine the subtotal score value. This one criteria, in itself, shall not determine the shortlisted team.
14. Question: "For purposes of completing the Relevant Project Experience Matrix in Section F, is there a list of relevant scope of work requirements pertaining to this project?"
  - A. Answer: Below is a list of relevant scope of work requirements for this RFQ:
    - i. Projects that achieve interdisciplinary collaboration spaces among different departments.
    - ii. Projects with outstanding design aesthetics that integrate and compliment existing campus context.
    - iii. Projects that integrate within an urban context.
    - iv. Projects that achieve aesthetics and high performance design within a tight budget.
    - v. Experience in higher education academic buildings.
    - vi. Experience in higher education Nursing / Medical / Health Sciences / Classroom buildings.

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Project Name Center for Innovation in Health Professions

Project Number CLS-071207 / LF-1207

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- vii. Experience of team individuals in similar project type, size, and construction.
- viii. Experience State of Ohio and/or Department of Administrative Services projects.
- ix. Experience in LEED design certification of previous projects.
- x. Experience in Public projects relative to original construction budget and schedule vs. final construction cost and schedule.

15. Question: "Do you anticipate the need for a Signage or A/V consultant to be included as part of the A/E team?"

A. Answer: Yes. Both consultants will be integral to the project in the development of integrated learning spaces within the building.

16. Question: "Will there be a scheduled walk through of the project site prior to the 330 submissions?"

A. Answer: No, there will not be a scheduled walk through of the project site. Teams are able to visit the project site during normal business hours, but must stay on CSU property and not adjoining property.

17. Question: "Is there a program developed specific to the types of laboratories and programs?"

A. Answer: The Program of Requirements is posted to the Cleveland State University Architect's website at: <http://www.csuohio.edu/offices/architect/rfps/cihp/>

18. Question: "Is this RFQ for the Local Architect of Record only or is it for the entire team, including the "Nationally recognized design firm"?"

A. Answer: The RFQ is for the entire team, including the Nationally Recognized Design Firm.

19. Question: "The RFQ related to the CIHP project indicates that there is a Silver LEED Certification goal, but does not specifically address the responsibility for provision/inclusion of the LEED Administration or Fundamental Commissioning services and related fees. Based on this, our responding A/E team would assume that these services are above and beyond the services being sought as part of this RFQ at this time. Is this a correct assumption?"

A. Answer: The submitting A/E team is to have the LEED Administrator for the project manage LEED documentation and submissions during design through construction as part of the advertised fee. USGBC fees will be paid as a reimbursable to the A/E contract based on calculated amounts. It is intended that a Commissioning Agent will be hired separately from the A/E for both fundamental and enhanced commissioning.

20. Question: "We would like to understand better the Business Plan requirement of the RFQ. We, as architects, are well versed in financial analysis of the construction end of the process, but not so much the operational end of it. Are we expected to team up with a business partner to accomplish such analysis? Does the school have any experience working with such entity?"

A. Answer: The teams are expected to team up with a business partner to accomplish the analysis if the A/E does not have this capability in-house. CSU does not have any experience working with such an entity.

21. Question: "I have a question about the business plan: The RFP calls for an analysis of "return on investment" - does this refer to the capital investment in constructing and equipping the building, the

# Question and Answer List continued



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Project Name Center for Innovation in Health Professions

Project Number CLS-071207 / LF-1207

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operational investment in running/expanding the academic programs, the operating costs of maintaining the building and paying down debt service, or some combination of the above”

A. Answer: Yes – all of the above.

22. Question: “Would it be possible to please share an example of a business plan for a Higher Education building? We would like to see what the expectations are as far as the business plan deliverable.”

A. Answer: CSU does not have any experience working with such an entity and does not have an example to share.

23. Question: “Has CSU already developed any financial analysis or feasibility study of the academic program expansion? If so, will CSU share all relevant information regarding enrollment, grant, faculty, equipment/technology, marketing, management and operating costs?”

A. Answer: CSU has not developed financial analysis or feasibility study of the academic program expansion. CSU will share information as required during the data collecting process once an A/E team is selected.

24. Clarification:

A. The following items are above the base advertised fee and will be negotiated during the technical proposal stage:

A/V Design / Specification / Bidding

Signage Design / Specification / Bidding

Furniture Design / Specification / Bidding

Construction Materials Testing

USGBC Review Fees

State of Ohio Permitting Fees

Printing & Reproduction

Travel (for specialty trips as requested by Cleveland State University)

Geotechnical Engineering (in addition to current owner Geotechnical reports)

# Request for Qualifications Construction Manager at Risk

The Ohio State University  
2009 Millikin Road, 400 Central Classroom Building  
Columbus, OH 43210



www.fod.osu.edu  
Phone 614-292-4458

July 12, 2012

## A. PROJECT DESCRIPTION

1. The Ohio State University (the "Owner") is requesting interested firms to submit proposals to provide pre-construction and construction services as a construction manager at risk for the North Residential District Transformation (Project No. OSU-110672)

The University is preparing to transform our north residential community through the addition of 3,200 beds of new student housing, recreation, dining, creating a new, vibrant neighborhood of over 6,000 student residents. Guided by our recently completed One University Framework Plan (<http://oneframework.osu.edu/>), the soon to be completed North Residential District Transformation Master Plan, and our dynamic vision for Student Life, this new, densely developed North Campus Residential District must be carefully planned in a manner to reflect the best practices in both urban design, and campus-based student residential life.

Interested firms should periodically check our website for updates regarding RFQs for this project, questions and answers, additional information about the North Residential District Transformation, and similar information: <http://fod.osu.edu/projects/index.htm>. An open house meeting to discuss the project is anticipated and will be announced on the web site.

Currently the University is working with a Master Planner team on a district plan for the project which will establish the Program of Requirements, building locations, utility strategy, budgets, overall schedule and phasing for the project. The University's Master Planner will maintain a planning design oversight role throughout the implementation of the North Residential District Transformation.

Pending approval of the University Board of Trustees, this RFQ seeks a construction management team to be the Construction Manager at Risk for all phases of the North Residential District Transformation. **The scope that is described in this RFQ is preliminary and may be changed as a result of the final district plan.**

Construction budget: \$300,000,000 (construction cost is inclusive of all CMR fees, general conditions overhead & profit as well as contingencies)

Total Project budget: \$396,000,000

Construction Duration: 7/2013 through 8/2016 (phased)

Building Commissioning: Varies with individual buildings

Occupancy: Multi phased - July 2015, and July 2016

Architects of Record/MEP Engineers: To Be Determined

Design Architect: To Be Determined

Urban Planners: Goody Clancy Architecture, LLC

Infrastructure Engineer: Korda Nemeth Engineering, Inc.

2. EDGE. The Equal Opportunity Division of the Department of Administrative Services shall establish Encouraging Diversity, Growth and Equity ("EDGE") participation goals, which goals will be set forth in the RFP.

3. LEED. The Project is anticipating to qualify for LEED Silver certification.

**B. PROJECT DELIVERY**

The Project will be constructed using the "construction manager at risk" project delivery format generally described below. The pre-construction and construction phase services shall be set forth in more detail in the Construction Management Agreement (CM at Risk), Ohio Department of Administrative Services, the form of which will be provided to short-listed firms, as defined in Section C.3.

1. Pre-Construction Services. The Construction Manager will work cooperatively with the Owner, design professional and Project team, and will provide, among other services, cost estimating, budgeting, value engineering, constructability review, scheduling and pre-construction planning throughout pre-construction. The project is anticipated to be delivered with multiple, overlapping phases. GMP's will be established and negotiated for each building and infrastructure delivery phase.

When the construction documents are at a stage of completion specified in the Construction Management at Risk Agreement (approximately 60-75%), such partially completed documents shall be provided to the Construction Manager, who will work together with the design professional to reduce the Construction Manager's adjustments and clarifications of the Construction Documents to writing and submit them to the Owner. The Construction Manager shall submit to the Owner and the design professional its proposed guaranteed maximum price (the "GMP Proposal") and its clarifications and assumptions based upon the Construction Documents. The Construction Manager, the Owner and the design professional (along with selected engineers and consultants) shall meet to reconcile any questions, discrepancies or disagreements relating to the GMP Proposal. The reconciliation shall be documented by revision to the GMP Proposal. The Construction Manager shall then submit to the Owner, for the Owner's approval, the Construction Manager's final proposed GMP. Contingent upon the Owner's approval of the final proposed GMP, the parties will enter into a GMP Amendment establishing the GMP. The final negotiated GMP shall not exceed the Project budget established. If the proposed GMP exceeds such budget, then the Owner may terminate its agreement with the Construction Manager and may select an alternative delivery method for the Project.

2. Construction Phase Services. The parties will engage in an "open book" pricing method in which the Owner shall have access to all books, records, documents and other data in the Construction Manager's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Construction Management Agreement (CM at Risk). The Construction Manager shall construct the Project pursuant to the construction

documents and in accordance with the Owner's schedule requirements. The Construction Manager shall select subcontractors based on proposals submitted by prequalified subcontractors in accordance with criteria approved by the Owner. The Construction Manager shall hold all subcontracts and shall be fully responsible for the means and methods of construction, project safety, project completion within the schedule agreed upon in the pre-construction phase, monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Owner.

### **C. INTERVIEWS AND CM SELECTION**

1. Selection Criteria. The Construction Manager shall be selected using "best value criteria" in which award is based upon a combination of qualifications and price considerations. Qualifications include competence to perform the required management services; ability to manage the required workload and provide qualified personnel, equipment, and facilities; past performance as reflected by the evaluation of previous clients with respect to factors such as control of costs, quality of work, and meeting deadlines; financial responsibility as evidenced by the capability to provide a surety bond equal to one hundred per cent of the contract sum; and other similar factors.

2. 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. The Owner may hold discussions with individual firms to explore further their qualifications, the scope and nature of the services they would provide, and the various technical approaches they may take regarding the project. After evaluating the responses to this RFQ, the Owner will select a short-list of no fewer than three candidates that it considers to be the most qualified, except if the Owner determines that fewer than three firms are qualified, it will only select the qualified firms.

3. RFP. The Owner will provide the short-listed firms a Request for Proposal ("RFP") that will contain a description of the project, including a statement of available design detail, a description of how the Guaranteed Maximum Price ("GMP") for the Project shall be determined, including the estimated level of design detail upon which the GMP shall be based, the form of the construction management contract, and a request for a pricing proposal. The RFP will specify that the pricing proposal shall contain the technical proposal and a separate pricing document identifying: (a) the pricing; the firm's list of key personnel for the project; (b) a statement of the general conditions and contingency requirements; and (c) a fee proposal divided into: (i) a preconstruction fee, (ii) a construction fee, and (iii) the portion of the construction fee to be at risk in the GMP.

4. Pre-Interview Meeting. Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Owner. The purpose of the pre-interview meeting is to permit the short-listed firms to ask the Owner questions in an individual setting to help the firms prepare their responses to the RFP. The pre-proposal meeting will be held at 2009 Millikin Road, Central Classroom Building, Room 400, Columbus, Ohio 43210. The Owner will notify each short-listed firm to schedule individual times for the pre-interview meetings.

5. Interview. After submitting responses to the RFP, the short-listed firms will be interviewed by 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 Owner's stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance the Owner's timetable, budget and EDGE expectations. The interviews will be held at 2009 Millikin Road, Central Classroom Building, Room 410, Columbus, Ohio 43210. The Owner will notify each short-listed firm to schedule individual times for the interviews.

6. Selection Schedule

Qualifications Due	August 13, 2012
Short-Listing of Firms	August 16, 2012
RFP Issued to the Short-Listed Firms	August 17, 2012
Pre-Proposal Meeting	August 23, 2012
Proposals Due	September 13, 2012
Interviews	September 20, 2012
Selected Construction Manager	September 24, 2012

7. Communication. Firms considering responding to this RFQ are strictly prohibited from communicating with any member of the Owner's staff, as all questions should be directed to the person identified in Section E.2 hereof.

8. Cancellation and Rejection. The Owner reserves the right to cancel at any time for any reason this solicitation and to reject all proposals. The Owner shall have no liability to any proposer arising out of such cancellation or rejection. The Owner reserves the right to waive minor variations in the selection process

**D. REQUESTED SUBMISSIONS**

Proposers are requested to submit the following information in response to this RFQ:

1. Firm Profile.

1. Business. Identify the business form of contracting entity. If the proposed form of entity is a joint venture, please identify each venturer and their respective percentage of participation. Provide a summary, on three pages or less, describing why your firm/team is the most qualified for the Project.

2. Standard Qualifications. Complete and provide a contractor's qualification statement using most current version of the "Statement of Qualifications" available on Facilities Operations and Development's Vendor Resources web page (<http://fod.osu.edu/vendor/>) in the "Professional Services" section.

3. Bonding/Insurance. Provide evidence of capacity to provide bonding 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.

4. Similar Experience. Provide names, addresses and telephone numbers of references for projects where your firm (or top firm principal or officer) has led or managed construction of a project similar in scope and complexity as the Project.

5. Personnel/Staffing. Provide a project organizational chart containing the names and titles of the proposed staff for the Project. At a minimum, the chart should include at least three (3) officers or senior employees (e.g., Project executive, Principal-in-charge, Project Manager or Project Superintendent or similar designation) who will be available for work on the Project. For every person listed on the chart, provide a one-page resume highlighting relevant experience and identify the phase(s) of the Project to which the individual will be assigned and the percentage of that individual's time to be devoted to the Project.

6. Management Systems. Describe the record keeping, reporting, monitoring and other information management systems that the firm would propose to use for the Project. Describe the scheduling and cost control systems the firm would propose to use for the Project.

7. Self-Performed Work. Indicate whether the firm intends to self-perform any work on the Project through an acceptable competitive process and, if so, the nature of the work and capability to self-perform.

8. Estimating. Demonstrated capability of in-house estimating on projects comparable to the Project.

9. Other Considerations. Describe the firm's willingness to accept liquidated damages and experience with such provisions on other similar projects. Describe any prior experience with a construction manager at-risk project delivery method.

**E. INSTRUCTIONS FOR DELIVERY AND DEADLINE**

1. Four (4) copies of the proposal must be submitted in sealed envelopes clearly marked "Proposal for Construction Manager at Risk Services for North Residential District Transformation and delivered to:

The Ohio State University  
Design and Construction  
Attention: Scott Conlon  
2009 Millikin Road  
Central Classroom Building, Room 400  
Columbus, Ohio 43210

2. Questions must be in writing and directed to Scott Conlon, email address at [conlon.1@osu.edu](mailto:conlon.1@osu.edu). Answers to any questions shall be in writing and shall be sent to all firms who have received this RFQ.

3. Responses to this RFQ must be received at the address listed in Section E.1 by 4:30 pm local time on August 13, 2012.

# North Residential District Transformation CMR RFQ Presentation August 1, 2012

Objective: To present information and answer questions pertaining to the recent RFQ posted on the OAKS website for OSU-110672 North Residential District Transformation CMR RFQ, Facilities Operations and Development is hosting a presentation and Q&A session.

*As space is limited, only Construction Management firms are asked to attend and please limit attendance to two persons per team.*

When: Wednesday, August 1, 2012 @ 2:00pm ~ Presentation and Q&A  
Where: Central Classroom Building, Room 410  
The Ohio State University  
2009 Millikin Road  
Columbus, OH 43210

Campus Map: <http://www.osu.edu/map/building.php?building=272>  
Hourly Parking Garage: Tuttle Park Place <http://www.osu.edu/map/building.php?building=088>

Contact: Scott Conlon, FDC Director of Projects  
[Conlon.1@osu.edu](mailto:Conlon.1@osu.edu)  
No phone calls please



**REQUEST FOR QUALIFICATIONS FOR  
CONSTRUCTION MANAGER-AT-RISK SERVICES (“RFQ”)**

**A) Project Description**

1. Wright State University (“WSU”) is requesting interested firms submit proposals to provide pre-construction and construction services as Construction Manager at Risk for the following project:

**NEUROSCIENCE ENGINEERING COLLABORATION (“NEC”) BUILDING**

Project Number: WSU120023

Construction Budget: \$27,200,000.00

Total Project Budget: \$37,000,000.00

EDGE Participation Goal: 5%

Anticipated Construction Schedule: March 2013 – April 2015

Occupancy: June 2015

Architect/Engineer of Record: TBD

The project is to design, construct and commission the new Neuroscience Engineering Collaboration (NEC) Research Laboratory building to add capacity, effectiveness and promote collaboration between present neuroscience and engineering research facilities at Wright State University. There will be approximately 85,000 gross square feet of space created in the new building. The project will be constructed using the Construction Manager at Risk project delivery system.

The NEC’s three-fold mission is to promote funded research initiatives, to enable fiscally sustainable facility operations, and to promote collaboration between the programs that will be initially housed within this facility and between future partnerships at WSU and beyond.

This cutting edge facility will promote innovative technology development and translational research by bringing together preeminent neuroscientists, neurologists and engineers, along with outstanding students who will be trained as the next generation of innovators and healthcare providers. This will be a center for translational research and collaboration in the heart of WSU’s campus, with highly integrated laboratories, core resources, and interactive student spaces. Research activity and commercialization of discoveries will be led by nationally funded neuroscientists and engineers, Ohio Research Scholars, and newly hired physician scientists. These experts will advance and test the development of sensor technologies and biomedical imaging to provide innovative treatment and diagnosis strategies.

A copy of the Program of Requirements can be downloaded from this website:

<http://www.wright.edu/administration/facilities/download.html>

2. LEED. The project shall be designed utilizing sustainable principles, but is not required to obtain LEED certification.
3. Selection Process. The Construction Manager shall be selected using a two-step "best value" selection process consisting of a qualifications phase and a request for proposal phase

## **B) Scope of Services**

Preconstruction Services: The Construction Manager will work cooperatively with the Owner, Design Professionals and Project Team, and will provide, among other services, cost estimating, value engineering including life cycle cost analysis, constructability review, scheduling and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the CMR Agreement, such partially completed documents (the "Basis Documents") shall be provided to the Construction Manager, together with the Design Professional's detailed listing of any material incomplete design elements and the Design Professional's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The Construction Manager shall submit to the Owner and the Design Professional their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The Construction Manager, the Owner and the Design Professional (along with selected engineers and consultants) shall meet to reconcile any questions, discrepancies or disagreements relating to the qualifications, assumptions, the Basis Documents, or the Design Intent Statement. The reconciliation shall be documented by an addendum to the qualifications and assumptions that shall be approved in writing by the Owner, the Design Professional and the Construction Manager. The Construction Manager shall then submit to the Owner, for approval, the Construction Manager's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions. Contingent upon the Owner's approval of the final Contract Sum, the parties will enter into an amendment to the CMR Agreement establishing the Contract sum. The final negotiated Contract Sum shall not exceed the Project Budget established for construction. If the proposed Contract Sum exceeds such budget, then the Owner may terminate its agreement with the Construction Manager and seek from other firms, bids for completion of the Project.

Construction Services: The Construction Manager shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The Construction Manager shall hold all subcontracts and shall be fully responsible for the means and methods of construction, 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 Owner. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The University reserves the right to approve the Construction Manager's selection of subcontractors and any supplement terms to the form subcontract. The selected Construction Manager will provide the following categories of services: constructability review comments on documents produced by the Architect/Engineer during Schematic Design, Design Development and Construction Documents, develop and maintain estimates of

probable construction cost, value engineering, project schedules and construction schedules; coordinate with the Architect/Engineer to develop Bid Packages; lead and manage the Subcontract Prequalification and Bidding process, Construction, and Closeout Stage.

Project Management: The project management tasks will be performed using the Ohio Administrative Knowledge System Capital Improvements (OAKS CI) online tools. Additionally, the Construction Manager is to utilize any Building Information Models (BIM) provided by the Design Professionals in the course of the project to conduct constructability reviews, cost estimating, etc.

**C) Selection Process**

1. Selection Criteria. The Construction Manager shall be selected using “best value criteria” in which award is based upon a combination of qualifications and price considerations. Qualifications include:

- Competence to perform the required management services
- Ability in terms of workload and the availability of qualified personnel
- Past performance as reflected by the evaluations by previous clients with respect to factors such as control of costs, quality of work, and schedule
- Financial responsibility, including evidence of the capability to provide a surety bond equal to one hundred per cent of the contract sum
- History of performance of meeting goals of diversity (EDGE)
- Other qualifications that are consistent with the scope of this project, including familiarity with the OAKS CI system, BIM capabilities, and other pertinent project management tools and software.

2. Short-List. Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications of the individuals identified as the firm’s proposed team for the project. The Owner will select no fewer than three firms which it considers most qualified to provide the required services. However, if the Owner determines that fewer than three firms are qualified, it will only select the qualified firms for short-listing.

3. RFP. The Owner will provide the short-listed firms a Request for Proposal (“RFP”) that will contain a description of the project, a description of how the Guaranteed Maximum Price (“GMP”) for the project shall be determined, including the estimated level of design detail upon which the GMP shall be based, the form of the construction management contract, and a request for a pricing proposal.

4. Anticipated Selection Schedule

Qualifications Due	August 10, 2012
Short Listing of Firms & RFP Issued	September 10, 2012
Individual Pre-Proposal Meetings	<del>August</del> September 20 & 21, 2012
Proposals Due	October 1, 2012
Interviews	October 10 & 11, 2012
Selection of Construction Manager	October 19, 2012

**D) Submittal and Communication Instructions**

Firms responding to this RFQ are strictly prohibited from communicating informally with any member of the Owner's staff. All questions should be directed in writing to Robert Thompson at [rob.thompson@wright.edu](mailto:rob.thompson@wright.edu) with the project name and number. Questions will be answered in writing until one week before the time of submittal.

Three (3) paper copies and one (1) electronic copy on CD must be received at the below address by 5:00 PM eastern time, Friday, August 10, 2012.

Wright State University  
Facilities Planning and  
Development  
386 University Hall  
3640 Colonel Glenn Highway  
Dayton, Ohio 45345

Firms are requested to submit the following information in response to this RFQ:

1. Current version of Statement of Qualifications (SAO Form F110-330) available via the SAO Web site at <http://www.ohio.gov/sao> (click on Forms).
2. Competence to perform the required management services as indicated by the resumes of the employees who would be assigned to this project.
3. Ability in terms of workload and the availability of qualified personnel, equipment, and facilities to perform the required management services competently and expeditiously, including experience working on similar types of projects.
4. Past experience as reflected by the evaluation of previous clients with respect to control of cost, quality of work, dispute resolution, meeting deadlines, and the administration of subcontractors.
5. Financial responsibility including evidence of the ability to provide a surety bond equal to 100 percent of the contract sum.
6. History of meeting goals of diversity or any other inclusion program.
7. Other qualifications consistent with the scope and needs of this project including, but not limited to, knowledge of the local area and working relationships with local subcontractors and suppliers.
8. Prior construction experience working with the following: (a) Healthcare Research Laboratories; (b) Engineering Research Laboratories; (c) University Projects of similar scale and scope; (d) State of Ohio Projects; (e) Wright State University Projects.

The Owner reserves the right to modify or waive minor variations in the selection process and the right to accept or reject any or all proposals in whole or in part.

Wright State University  
Neuroscience Engineering Collaboration Building  
Construction Manager at Risk Evaluation

- |  |                  |
|--|------------------|
| <b>1. SAO Form F110-330</b>                            | <b>10 Points</b> |
| a. Construction Manager Firm Location                  | 5 Points         |
| b. Construction Manager Firm Size                      | 5 Points         |
| <b>2. Resumes of Employees Assigned to the Project</b> | <b>20 Points</b> |
| a. Project Manager                                     | 10 Points        |
| b. Key Personnel                                       | 10 Points        |
| <b>3. Current Workload</b>                             | <b>5 Points</b>  |
| <b>4. Client References</b>                            | <b>10 Points</b> |
| <b>5. Financial Responsibility</b>                     | <b>5 Points</b>  |
| <b>6. EDGE Participation</b>                           | <b>5 Points</b>  |
| <b>7. Familiarity with Local Market</b>                | <b>5 Points</b>  |
| <b>8. Prior Construction Experience</b>                | <b>40 Points</b> |
| a. Research Laboratories                               | 10 Points        |
| b. University Projects of Similar Scale and Scope      | 10 Points        |
| c. Experience with the State of Ohio                   | 10 Points        |
| d. Familiarity with BIM and OAKS CI                    | 10 Points        |



# Request for Qualifications Design-Build Services

The Ohio State University  
2009 Millikin Road, 400 Central Classroom Building  
Columbus, OH 43210



www.fod.osu.edu  
Phone 614-292-4458

**July 12, 2012**

## **A. PROJECT DESCRIPTION**

1. The Ohio State University (the "Owner") is seeking statements of qualifications from firms interested in providing design and construction services as a design-builder for the Jesse Owens South - Gym Floor, Project No. OSU-120542:

Construction budget is \$225,400

Total Project budget is \$253,575

Pre-construction Duration: August 2012 through September 2012

Construction Duration: October 2012 through November 2012

Occupancy: November 2012

Total Project Duration: July 2012 through November 2012

Criteria Architect/Engineer (the "Criteria A/E"): The Ohio State University – Design & Construction

The Jesse Owens South facility is located on The Ohio State University campus in Columbus, OH. The existing facility houses two asphalt basketball courts, and the university would like to install two (2) wooden courts (Dimensions: 60' x 112'), with inserts for badminton and volleyball netting.

ADA transitions will be required of the design and construction for the facility, specifically to the Men's and Women's locker rooms, Emergency Exits, and for access to the northern portion of the recreation facility.

Coring for three (3) volleyball and six (6) badminton courts will be provided, including all required court striping.

Selected firm will be required to supply identified equipment for courts, nets, poles, and adjustment of existing four (4) rafter hung basketball goals.

Existing asphalt surface has tested positive for asbestos containing materials and selected firm will be required to manage the abatement per Federal, State, and University requirements.

2. EDGE. The Equal Opportunity Division of the Department of Administrative Services shall establish Encouraging Diversity, Growth and Equity ("EDGE") participation goals, which goals will be set forth in the RFP.

## **B. PROJECT DELIVERY**

The Project will be designed and constructed using the "Design-Build" project delivery system. The design and construction services shall be set forth in more detail in the Design-Build Agreement, Ohio Department of Administrative Services, the form of which will be provided to short-listed firms, as defined in Section C.3.

## **C. SELECTION PROCESS**

1. General. The Design-Builder shall be selected using a two-step best value selection process in which award is based upon a combination of qualifications and price considerations.

2. Qualifications Phase. Qualifications generally include competence to perform the required design-build services; ability to manage the required workload and provide qualified personnel, equipment, and facilities; past performance as reflected by the evaluation of previous clients with respect to factors such as control of costs, quality of work, and meeting deadlines; ability to comply with Ohio Revised Code Sections 4703.182, 4703.332, and 4733.16, including the use of a licensed design professional for all design services; financial responsibility as evidenced by the capability to provide a surety bond equal to one hundred per cent of the contract sum; history of performance with meeting goals of any diversity and inclusion programs required by a public authority or by applicable law, compliance with applicable affirmative action programs; and other similar factors.

3. Short-List. The Owner will evaluate each firm responding to this RFQ on the basis of that firm's submitted qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. The Owner may hold discussions with individual firms to explore further their qualifications, the scope and nature of the services they would provide, and the various technical approaches they may take regarding the Project. After evaluating the responses to this RFQ, the Owner will select a short-list of no fewer than three candidates that it considers to be the most qualified, except if the Owner determines that fewer than three firms are qualified, it will only select the qualified firms.

4. RFP. The Owner will provide the short-listed firms a Request for Proposal ("RFP") that will contain a description of the Project, including a statement of available design detail, a description of how the Guaranteed Maximum Price ("GMP") for the Project shall be determined, including the estimated level of design detail upon which the GMP shall be based, the form of the design-build contract, and a request for a pricing proposal. The RFP will specify that the proposal shall contain the technical proposal and a separate pricing proposal. The Owner may also include in the RFP a request for a proposed GMP.

5. Pre-Interview Meeting. Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Owner. The purpose of the pre-interview meeting is to permit the short-listed firms to ask the Owner questions in an individual setting to help the firms prepare their responses to the RFP. The pre-interview meeting will be held at 2009 Millikin Road, Central Classroom Building, Room 400, Columbus, Ohio 43210. The Owner will notify each short-listed firm to schedule individual times for the pre-interview meetings.

6. Interview. After submitting responses to the RFP, the short-listed firms will be interviewed by 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 Owner's stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance the Owner's timetable, budget, and EDGE expectations. The interviews will be held at 2009 Millikin Road, Central Classroom Building, Room 400, Columbus, Ohio 43210. The Owner will notify each short-listed firm to schedule individual times for the interviews.

7. Selection Schedule

Qualifications Due	July 20, 2012, 4:30 PM
Short-Listing of Firms	July 25, 2012
RFP Issued to the Short-Listed Firms	July 27, 2012
Pre-Proposal Meeting	August 1, 2012
Proposals Due	August 14, 2012, 4:30 PM
Interviews	August 20, 2012
Selection of Design-Builder	August 20, 2012
Execution of the Design-Build Agreement	September, 2012

8. Communication. Firms considering responding to this RFQ are strictly prohibited from communicating with any member of the Owner's staff, as all questions should be directed in writing to the person identified in Section E.2 hereof.

9. Cancellation and Rejection. The Owner reserves the right to cancel at any time for any reason this solicitation and to reject all proposals. The Owner shall have no liability to any proposer arising out of such cancellation or rejection. The Owner reserves the right to waive minor variations in the selection process.

**D. REQUESTED SUBMISSIONS**

Proposers are requested to submit the following information in response to this RFQ:

1. Statement of Qualifications. Complete the "Statement of Qualifications – Design Builder". Request document from Chris Henderson, email address at Henderson.517@osu.edu.

2. Bonding/Insurance. Provide evidence of capacity to provide bonding 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.

3. EDGE. Describe the firm's history of performance with meeting goals of any diversity and inclusion programs required by a public authority or by applicable law, and compliance with applicable affirmative action programs.

4. Management Systems. Describe the record keeping, reporting, monitoring and other information-management systems that the firm would propose to use for the Project. Describe the scheduling and cost-control systems the firm would propose to use for the Project.

5. Self-Performed Work. Indicate whether the firm intends to self-perform any work on the Project through an acceptable competitive process and, if so, the nature of the work and capability to self-perform.

6. Estimating. Describe the capability of in-house estimating and describe the use of in-house estimating on projects comparable to the Project.

7. Other Considerations.

- a. Hazardous Materials Abatement. Existing flooring material has tested positive for asbestos. Selected Design-Build firm will need to show a dedicated history with managing and documenting localized abatement of the areas required to complete the construction scope.

**E. INSTRUCTIONS FOR DELIVERY AND DEADLINE**

1. Six (6) copies of the proposal must be submitted in a sealed container clearly marked "Statement of Qualifications for Design-Build Services for Jesse Owens South – Gym Floor and delivered by the time and date specified in subparagraph E.3 to:

The Ohio State University  
Design and Construction  
Attention: Chris Henderson  
2009 Millikin Road  
Central Classroom Building, Room 400  
Columbus, Ohio 43210

2. Questions must be in writing and directed to Chris Henderson, email address at Henderson.517@osu.edu. Answers to any questions shall be posted in writing on the Ohio Register website.

3. Responses to this RFQ must be received at the address listed in Section E.1 by 4:30 p.m. local time on July 20, 2012.

# Request for Qualifications (A/E)

Division of Administration and Finance  
Planning + Design + Construction  
P.O. Box 210186 • Cincinnati, Ohio 45221-0186



## Administration of Project: Local Administration

Project Name	<u>Lindner Center Graphics &amp; Displays</u>	Response Deadline	<u>August 3, 2012 5:00 pm</u> local time
Project Location	<u>UC Uptown Campus - West</u>	Project Number	<u>UCN-12120A</u>
City / County	<u>Cincinnati / Hamilton</u>	Project Manager	<u>Barrett Bamberger</u>
Agency/Institution	<u>University of Cincinnati</u>	Contracting Authority	<u>University of Cincinnati</u>
No. of paper copies requested (stapled, not bound)	<u>4</u> <del>5</del>	No. of electronic copies requested on CD (PDF)	<u>1</u>

Submit the requested number of Statements of Qualifications (SAO Form F110-330) directly to Barrett Bamberger, Department of Planning+Design+Construction at Mail: PO Box 210186, Cincinnati, OH 45221-0186, Courier: University Hall, Suite 640, Cincinnati, OH 45219. See Section H for additional submittal instructions.

## Project Overview

### A. Project Description

The purpose of this RFQ is to hire an environmental branding specialty firm (EBSF) to create a comprehensive and cohesive graphic design package consisting of various graphics and display elements for the Department of Athletics, located in the Richard E. Lindner Center on the University's Uptown West campus. The new graphic and display elements are intended to promote the spirit and image of athletics at UC, assist with recruiting efforts, and provide motivational and morale-boosting opportunities for the various team sports and individual student athletes. The University will initially contract with the EBSF to prepare a concept design package that Athletics can use for fundraising. Once sufficient funding is in place, the University intends to contract with the EBSF to prepare bidding documents for the fabrication and installation of the new graphic and display elements.

The new graphic and display elements will be primarily located on the 100, 200, 300, and 500 levels of the Richard E. Lindner Center. The project scope also includes refreshing the content and technology on several of the existing displays and exhibits on the 400 level. The attached Program of Requirements (POR) includes information that illustrates the scope of work and areas of opportunity for the new graphics and displays. Please note there are several existing honorific displays on the lower levels that will need to be evaluated by the EBSF to determine whether they are to remain or be replaced.

### B. Scope of Services

The University will be using the Architect/Engineer Agreement (Limited Scope) as the form of contract between the University and the selected EBSF, which can be viewed or downloaded at the following link:  
[http://www.uc.edu/content/dam/uc/af/pdc/standards\\_forms/contractual\\_agreements/AE\\_Agreement\\_Limited\\_Scope\\_1010.pdf](http://www.uc.edu/content/dam/uc/af/pdc/standards_forms/contractual_agreements/AE_Agreement_Limited_Scope_1010.pdf)

The contract with the EBSF will be awarded in stages as further described in the attached POR. The first stage consists of developing a conceptual graphic design package for fundraising purposes. The University has allocated funding in the amount of \$85,000 for the Stage 1 Concept Design services. The University reserves the right to terminate the agreement with the EBSF upon the completion of any stage of the project.

The selected EBSF, as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the University the cost breakdown of the Architect/Engineer Agreement (limited Scope) detailed cost components to address the University's project requirements.



# Request For Qualifications (A/E) continued

Project Name Lindner Center Graphics & Displays

Project Number UCN-12120A

## 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. Proximity of prospective firm to the project site. Proposer's apparent resources and capacity to meet the needs of this project. The selected EBSF and all its consultants must have the capability to use the Internet within their normal business location(s) during normal business hours.

Prior to executing the Architect/Engineer Agreement (limited Scope), the selected EBSF must represent and warrant that it has not provided any material assistance, as that term is defined in O.R.C. Section 2909.33(C), to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered "no" to every question on the Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization, and that it has provided or shall provide such to the Contracting Authority and/or the Ohio Business Gateway (<https://ohiobusinessgateway.ohio.gov/OBG/Membership/Security.mvc>).

## H. Submittal Instructions

Firms are required to submit the current version of Statement of Qualifications (SAO Form F110-330) available via the SAO website at <http://ohio.gov/sao> (click on Forms).

Paper copies of the Statement of Qualifications 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.

Submit all questions regarding this RFQ in writing to Barrett Bamberger at [barrett.bamberger@uc.edu](mailto:barrett.bamberger@uc.edu) with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the OAKS Capital Improvements (OAKS CI) website at <http://ci.oaks.ohio.gov> on a regular basis until one week before the response deadline. The Question & Answer (Q&A) document can be found by downloading a new version of the RFQ or by clicking on the Q&A link to the right of the project listing. The name of the party submitting a question will not be included on the Q&A document.

Please note that tours of the Richard E. Lindner Center will not be conducted during the RFQ stage of the selection process. Tours will be arranged with the shortlisted firms prior to the interview process.

# Architect/Engineer Selection Rating

Division of Administration and Finance  
 Planning + Design + Construction  
 P.O. Box 210186 • Cincinnati, Ohio 45221-0186



Project Name Lindner Center Graphics & Displays Proposer Firm \_\_\_\_\_  
 Project Number UCN-12102A City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. A/E Firm Location (5 points)</b>			
Proximity of primary A/E firm office where majority of work is to be performed in relationship to project site	Less than 50 miles	4 - 5	
	50 to 120 miles	2 - 3	
	More than 120 miles	0 - 1	
<b>2. A/E Firm Size (5 points)</b>			
Number of relevant licensed professionals within primary A/E firm available to perform the work.	Small = Less than 10 licensed professionals	0 - 1	
	Medium = 10 to 25 licensed professionals	2 - 3	
	Large = More than 25 licensed professionals	4 - 5	
<b>3. Current Workload (5 points)</b>			
Amount of fees awarded by the Contracting Authority to the primary A/E Firm in the previous 24 months (exclude projects on hold)	Less than \$250,000	4 - 5	
	\$250,000 to \$500,000	2 - 3	
	More than \$500,000	0 - 1	
<b>4. Primary A/E Qualifications (30 points)</b>			
a. Project Management Lead	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Design Lead	Experience / creativity of lead designer to meet needs of owner	0 - 5	
c. Technical Staff	Experience / ability of technical staff to develop quality construction documents	0 - 5	
d. Construction Administration	Experience / ability of field representative to identify / solve issues during construction	0 - 10	
<b>5. A/E Consultant Qualifications (10 points)</b>			
Key Discipline Leads	Experience / ability of all key discipline leads to effectively perform the work	0 - 10	
<b>6. Project Team Qualifications (15 points)</b>			
a. Previous Team Collaboration Number of projects that a majority of the team members have worked together	Less than 3 projects (Low)	0 - 1	
	3 to 5 projects (Average)	2 - 3	
	More than 5 projects (High)	4 - 5	
b. LEED* Experience within Team	LEED AP(s)** on Team	0 - 1	
	LEED Registered Project(s)	0 - 2	
	LEED Certified Project(s)	0 - 2	
	Satisfies ALL above Criteria	Sum = 0 - 5	
c. Team Organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
<b>7. Overall Project Team Experience (30 points)</b>			
a. Budget and Schedule Management	Performance in completing projects within original budget and schedule limitations	0 - 5	
b. Experience with Similar Project Type	Less than 10 projects (Low)	0 - 3	
	15 to 20 projects (Average)	4 - 6	
	More than 20 projects (High)	7 - 10	
c. Past Performance	Level of performance as indicated by past A/E evaluations / letters of reference	0 - 5	
d. Knowledge of State of Ohio Capital Project Administration Process	Less than 2 projects (Low)	0 - 3	
	2 to 4 projects (Average)	4 - 6	
	More than 4 projects (High)	7 - 10	
		<b>Subtotal</b>	

\* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council  
 \*\* LEED AP = LEED Accredited Professional credential by the Green Building Certification Institute

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



## **PROGRAM OF REQUIREMENTS (FOR RFQ)**

Project Title: Richard E. Lindner Center Graphics & Displays

Project Location: 2751 O' Varsity Way  
Uptown Campus West

UC Project No: 12120A

Prepared by: Planning + Design + Construction

Original Program Date: May 9, 2012

Revision #1: June 20, 2012

## PROJECT DESCRIPTION

### Project Location (also refer to attached Location Map)

2751 O' Varsity Way  
Uptown Campus West  
West Corry Boulevard  
Cincinnati, Ohio 45221

### Scope of Work

The University of Cincinnati seeks to hire an environmental branding specialty firm (EBSF) to create a concept design package, prepare bidding documents, and oversee the fabrication and installation of various new graphics and displays on the 100, 200, 300, and 500 levels of the Richard E. Lindner Center. The project also includes refreshing the content and updating the technology on several of the existing graphics and exhibits on the 400 level. Refer to the attachment entitled "UPDATE EXISTING DISPLAYS – 400 LEVEL MUSEUM AND WALLS" for a description of the scope of work on the 400 level.

The attachments entitled "NEW DISPLAY OPPORTUNITIES" for the 100, 200, 300, and 500 levels illustrate the potential locations for the new graphics and displays. It is not the University's intent to fill each location shown with content. The EBSF shall, within the prescribed budget parameters, determine which locations to use and how much content to display in terms of a creating a comprehensive graphics design package for these levels.

The existing honorific displays on the 200 level shall be evaluated by the EBSF and are subject to being revised, relocated, removed, or replaced with new displays upon the recommendation of the EBSF and approval by the University. The attachment entitled "200 LEVEL EXISTING HONORIFIC PLAQUES & DISPLAYS" illustrates the following existing honorific displays.

- Bearcats in the NFL Listing Display
- Bearcats in the NFL Photo Display
- Schedule Display
- Bowl Games Display
- Coaching Legacy Display

The agreement with the EBSF will be awarded in stages as follows. **The University reserves the right to terminate the agreement with the EBSF upon the completion of any stage of the project.**

Stage 1: This stage will consist of preparing several concept design schemes of the proposed new graphics and displays for review by the University and ultimately for use by the Athletic Department for fundraising purposes. The EBSF will also prepare a preliminary cost estimate of the proposed new graphics and displays for each scheme that is developed.

Stage 2: Once the concept design is approved and sufficient funding has been obtained, the EBSF will further develop the design and prepare a detailed bid package and cost estimate for the fabrication and installation of the new graphics and displays. The agreement with the EBSF will be modified by an amendment for the additional Stage 2 fees.

Stage 3: At this stage the University may elect to either bid out the fabrication and installation of the new graphics and displays or negotiate a fee for the fabrication and installation with the EBSF if the EBSF has the capability in-house to perform this work. If the fabrication and installation is contracted to the EBSF, the agreement with the EBSF will be modified by an amendment for the additional Stage 3 fees. In either case, the EBSF shall provide independent oversight of the fabrication and installation.

## PROJECT JUSTIFICATION

This project is deemed necessary by the Department of Athletics to promote the image of the Athletic Department, assist with recruiting efforts, and provide motivational and morale boosting opportunities for the various team sports and individual student athletes.

## PROJECT PERFORMANCE REQUIREMENTS

This document reflects the intent, scope, budget, and schedule of the approved project. Any change to these elements from that stated in this Program are required to be approved separately before a project proceeds.

### General Criteria

All work arising out of or resulting from performance of the work shall be performed in accordance with current standards of the industry and in accordance with the most stringent UC guidelines, federal, state and local laws, rules, regulations, codes, requirements and recommendations and in accordance with the University Master Plan. All contracting for this project shall follow Ohio Revised Code section 153.

### Specific Criteria

Because it is limited in scope, this project may only be required to comply with the current editions of the following documents:

- UC Sustainable Design Policy
- UC Design Guidance: Learning Environments
- UC Design Guidance: Office Environments
- UC Design Guidelines and Standards Manual
- UC Signage and Graphics Design Guidance
- UCit Communications Standards
- User or Client-Based Performance Criteria
- Requirements to comply with Local Administration for Projects
- State of Ohio EDGE Participation guidelines
- State of Ohio Percent for Art
- UC construction site Crime Prevention Measures

## PROJECT BUDGET

### Estimate of Project Costs

The total estimated costs for this project include the following and are further illustrated in the attached Detailed Estimate of Project Costs. Costs will be refined during design phases of this project.

Subtotal, Graphics/Displays/Exhibits Fabrication & Installation	\$1,870,000
Subtotal, Furniture & Equipment Cost (FFE)	\$ 0
Subtotal, AE Fees & Owner/Institutional Costs	\$ 630,000
<b>TOTAL PROJECT COST</b>	<b>\$2,500,000</b>

Note: A total budget of \$85,000 has been established for the Stage 1 concept design services.

## PROJECT SCHEDULE

### Estimated Project Duration

The duration for this project is summarized below for only the scope of work described in this Program and only for the Stage 1 concept and fundraising portion.

	<u>Earliest</u>		<u>Alternate</u>	
Planning & Programming	2	to	4	weeks
Design / Document Preparation	TBD	to	TBD	weeks
Bidding & Award	TBD	to	TBD	weeks
Project Construction (Includes FFE Installation)	TBD	to	TBD	weeks
Project Close-out	TBD	to	TBD	weeks
<b>TOTAL ESTIMATED PROJECT DURATION</b>	<b>TBD</b>	<b>to</b>	<b>TBD</b>	<b>weeks</b>

## PROJECT CONTACTS

### Technical:

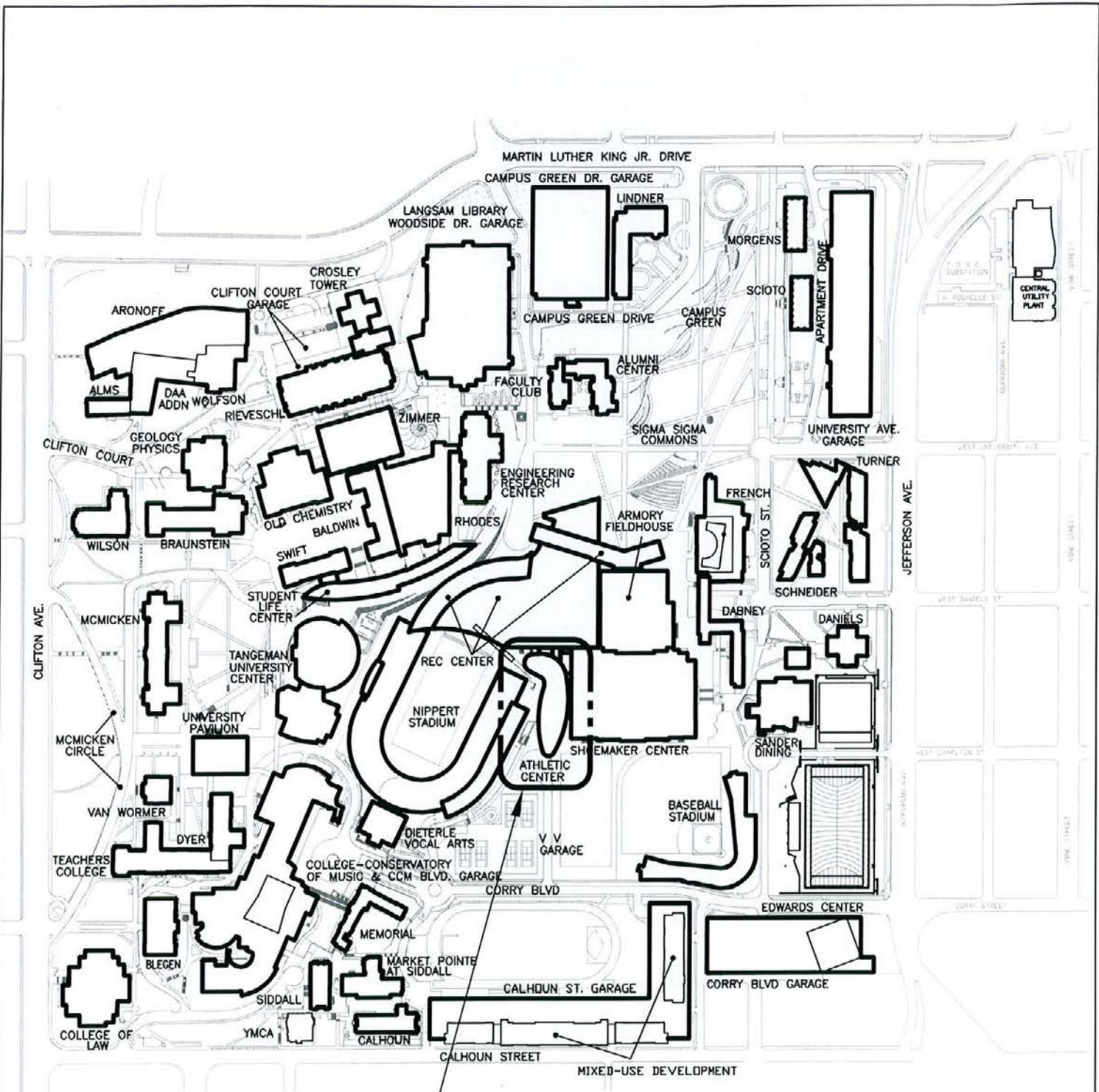
Barrett Bamberger, Project Manager  
University of Cincinnati  
PO Box 210186  
Cincinnati, OH 45221-0186  
Telephone: (513) 558-2908  
Fax: (513) 556-4885

### Financial:

Martha Morse, Senior Financial Analyst  
University of Cincinnati  
PO Box 210637  
Cincinnati, OH 45221-0637  
Telephone: (513) 556-5137  
Fax: (513) 556-6370

## ATTACHMENTS

- Location Map
- New Display Opportunities – 100 Level
- New Display Opportunities – 200 Level
- New Display Opportunities – 300 Level
- New Display Opportunities – 500 Level
- Update Existing Displays – 400 Level
- 200 Level Existing Honorific Plaques & Displays



PROJECT LOCATION



(no scale)

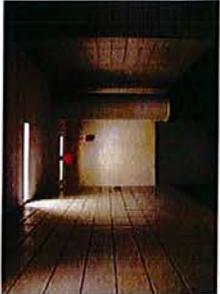
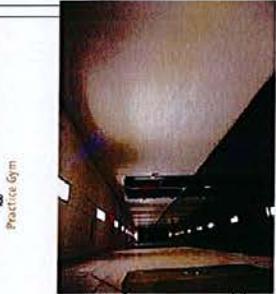
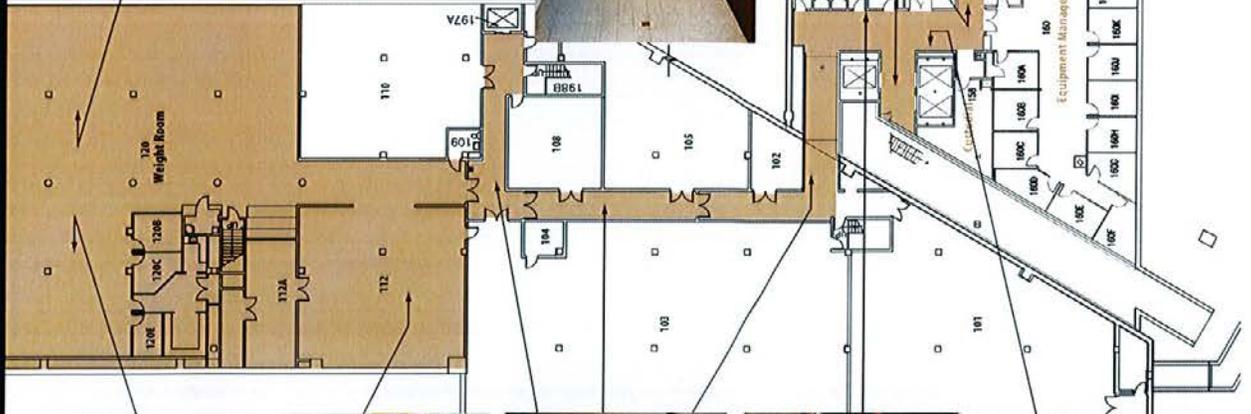


University of Cincinnati  
 Department of Athletics in collaboration with  
 Planning+Design+Construction

May 2012

# NEW DISPLAY OPPORTUNITIES 100 Level Hallways and Weight Room

Richard E. Lindner Center



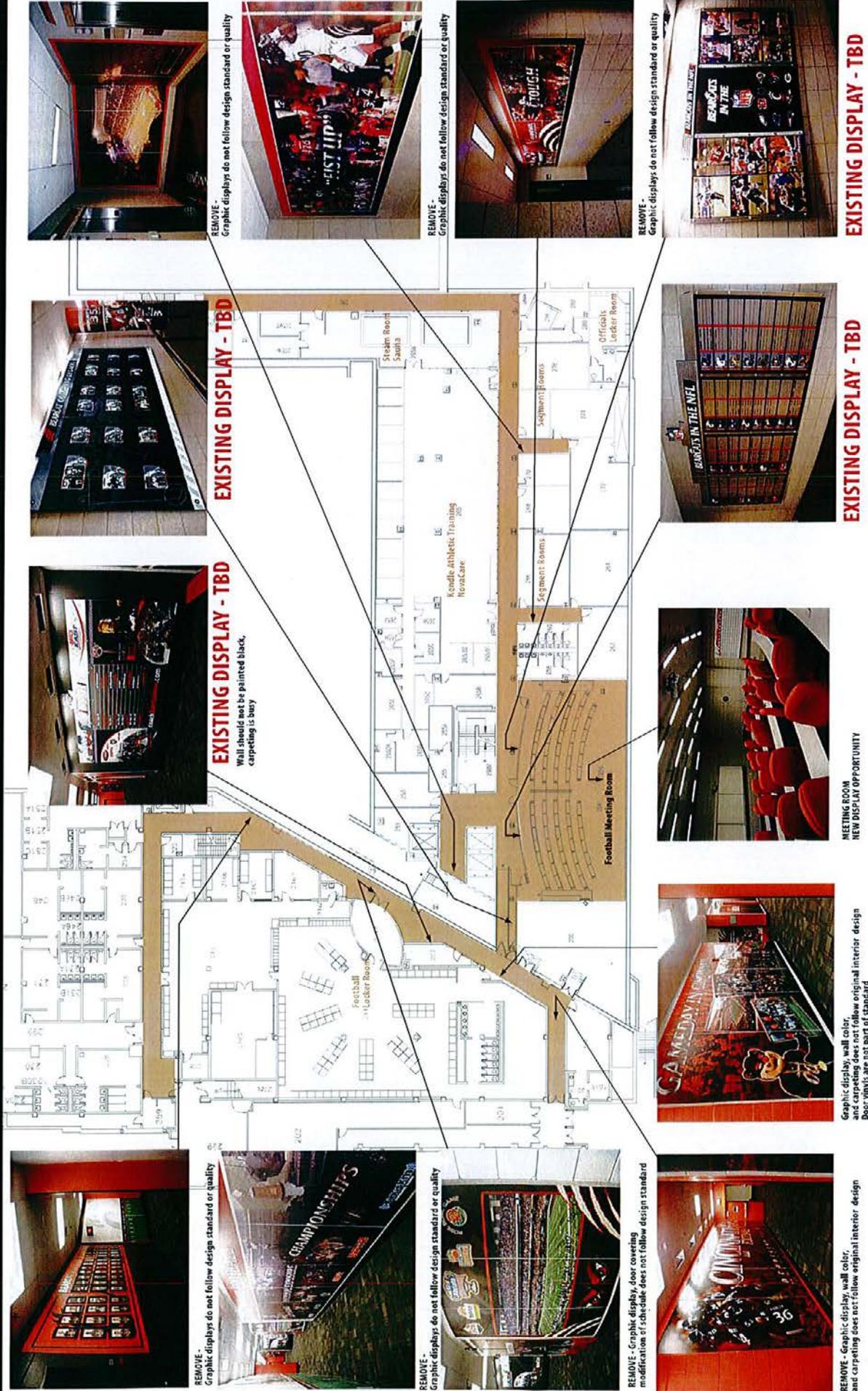
4 North



University of Cincinnati  
 Department of Athletics in collaboration with  
 Planning+Design+Construction  
 May 2012

# NEW DISPLAY OPPORTUNITIES 200 Level Hallways

Richard E. Lindner Center



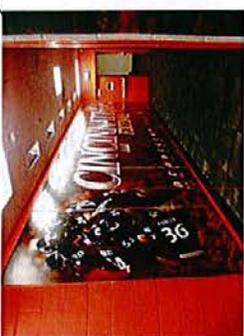
REMOVE - Graphic displays do not follow design standard or quality



REMOVE - Graphic displays do not follow design standard or quality



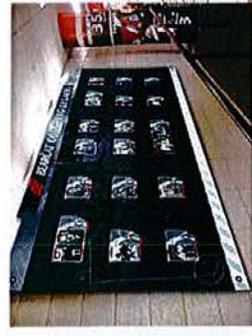
REMOVE - Graphic display, door covering modification if schedule does not follow design standard



REMOVE - Graphic display, wall color, and carpeting does not follow original interior design



EXISTING DISPLAY - TBD  
 Wall should not be painted black, carpeting is busy



EXISTING DISPLAY - TBD



REMOVE - Graphic displays do not follow design standard or quality



REMOVE - Graphic displays do not follow design standard or quality



REMOVE - Graphic displays do not follow design standard or quality



EXISTING DISPLAY - TBD



EXISTING DISPLAY - TBD



MEETING ROOM  
 NEW DISPLAY OPPORTUNITY



Graphic display, wall color, and carpeting does not follow original interior design  
 Door vinyls are not part of standard

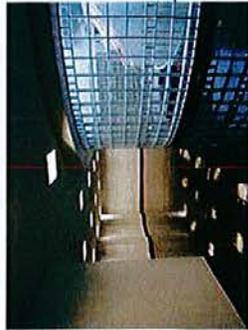
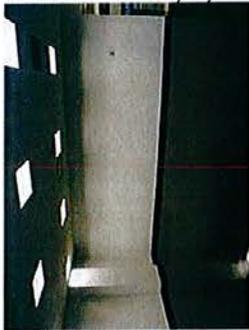
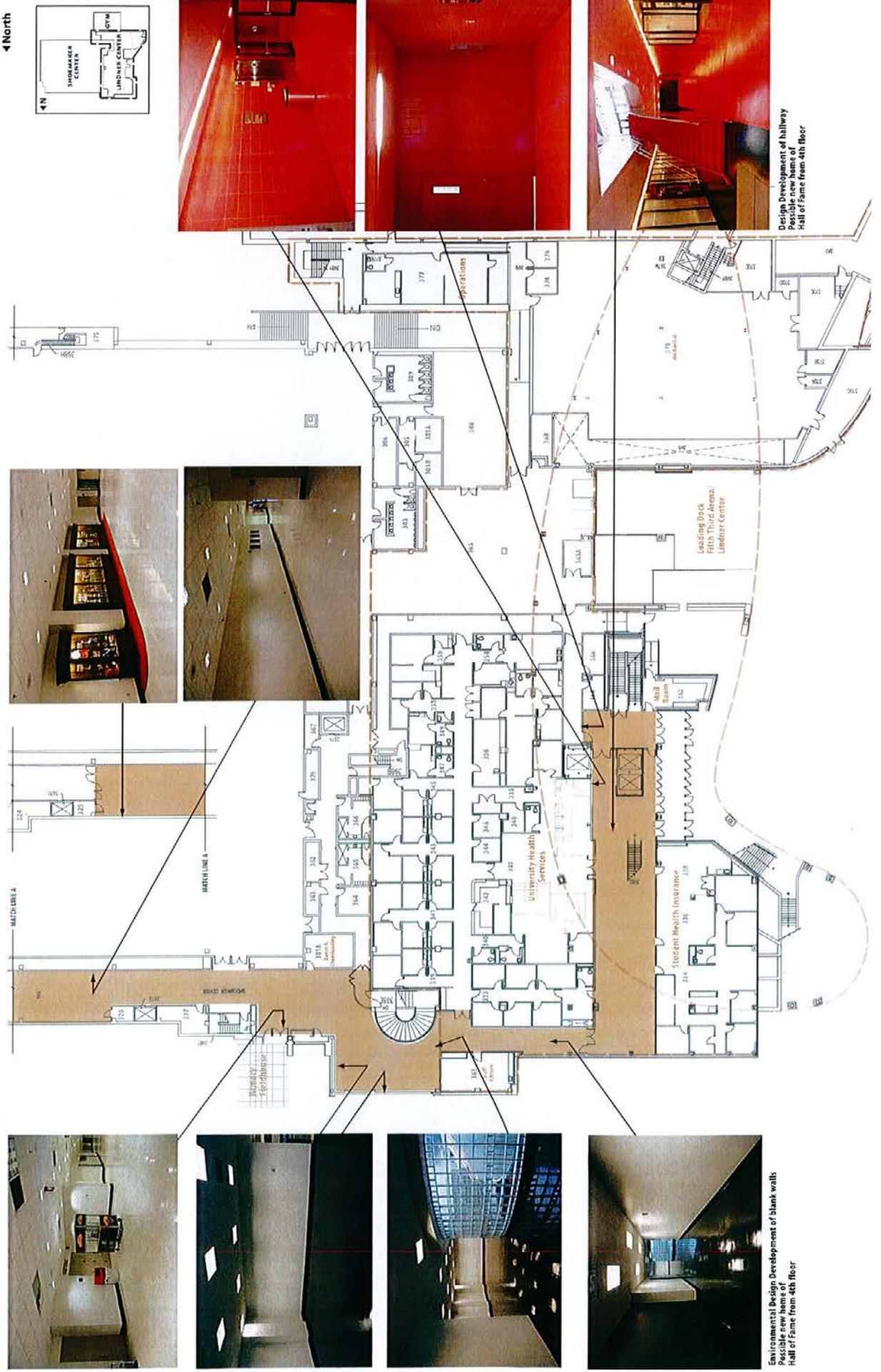


University of Cincinnati  
 Department of Athletics in collaboration with  
 Planning+Design+Construction

May 2012

# NEW DISPLAY OPPORTUNITIES 300 Level Hallways

Richard E. Lindner Center  
 and Shoemaker Center



Environmental Design Development of blank walls  
 Possible new home of  
 Hall of Fame from 4th floor



Design Development of hallway  
 Possible new home of  
 Hall of Fame from 4th floor

4 North

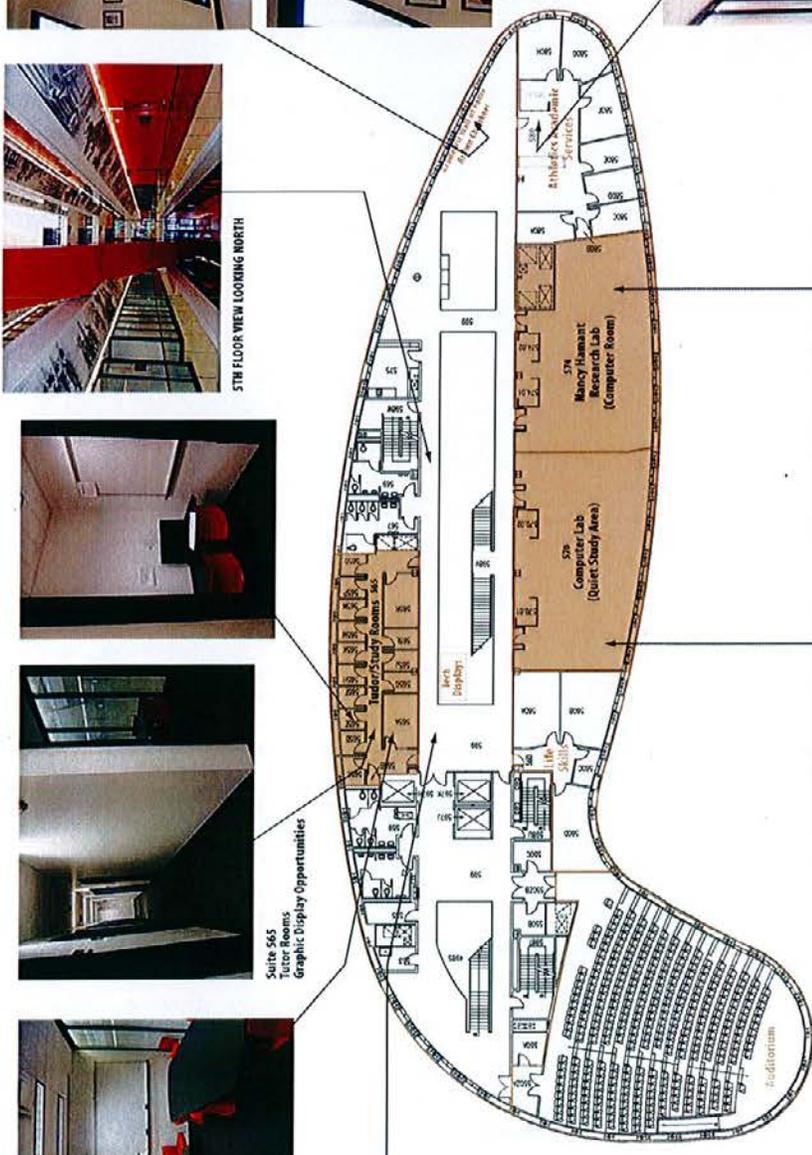


University of Cincinnati  
 Department of Athletics in collaboration with  
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May 2012

# NEW DISPLAY OPPORTUNITIES 500 Level Academics

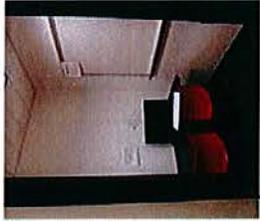
Richard E. Lindner Center



Academic Wall of Fame  
 To be removed  
 All walls with triangular windows need to be free of images  
 and repainted to the original white color.



576 FLOOR VIEW LOOKING NORTH



Suite 565  
 Tutor Rooms  
 Graphic Display Opportunities



576 FLOOR VIEW LOOKING SOUTH



Academic Services Offices  
 Restore to Original Paint Spec



574 Hamant Research Lab  
 Graphic Display Opportunities



576 Computer Lab  
 Graphic Display Opportunities



University of Cincinnati  
Department of Athletics in collaboration with  
Planning+Design+Construction

May 2012

# UPDATE EXISTING DISPLAYS 400 Level Museum and Walls

Richard E. Lindner Center



**Project Screen**  
Brainstorm other options, new technology?



**Elevator glass facade**  
Possible digital glass?



**Hall of Fame**  
Move to 300 Level?  
Design Inspirational Wall

**KEEP  
+MOVE**



**Celebration Wall**  
Update Information

**KEEP  
+UPDATE**

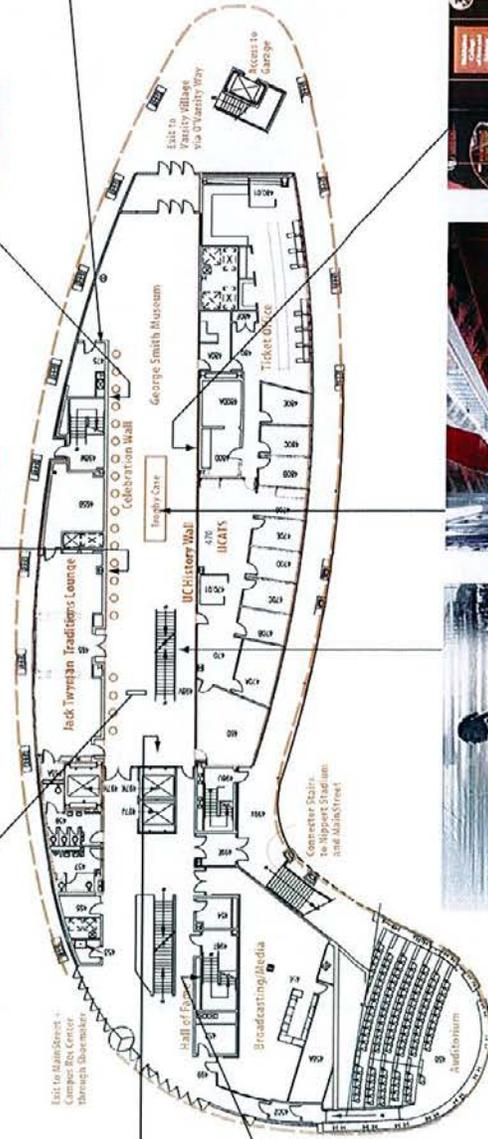


**Celebration Wall**  
Replace 13 video screen with  
larger screens and new technology.

**KEEP  
+UPDATE**



**Mixing Wall**  
Update Information  
Create new welcome panel



**Replace all the graphics on the Ceiling Panels**  
Update with new images

**UPDATE**



**Recommend seating area around or near big east case**  
Ceiling Panels are shown here.

**KEEP  
+RECOMMEND SEATING**



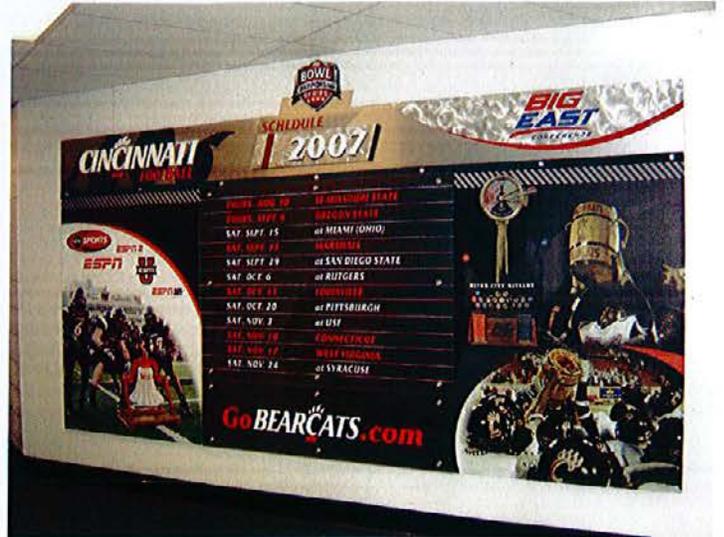
**UC History Wall**  
Update Information

**KEEP  
+UPDATE**

**200 LEVEL EXISTING HONORIFIC PLAQUES AND DISPLAYS**  
**OPTIONS TO REMOVE, REVISE, RELOCATE , OR REPLACE TO BE EVALUATED**



Bearcats in the NFL  
 Listing Display



Schedule Display



Bearcats in the NFL  
 Photo Display



Bowl Games Displays



Coaching Legacy Display



# Question and Answer List

Division of Administration and Finance  
Planning + Design + Construction  
P.O. Box 210186 • Cincinnati, Ohio 45221-0186



Project Name	<u>Lindner Center Graphics &amp; Displays</u>	Project Number	<u>UCN-12120A</u>
Project Location	<u>UC Uptown Campus - West</u>	Contracting Authority	<u>University of Cincinnati</u>

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Date posted: 7/18/12

Date revised: 8/1/12

Below are the questions that have been received to date for the RFQ of the above-referenced project:

1. Is the language in the note at the bottom of section D of the RFQ regarding professional registration applicable to this project?
  - A. No, this language is not applicable and can be disregarded. As such, section 2 of the A/E Selection Rating form is not applicable and will not be evaluated.
2. Is it acceptable to include multiple images such as a collage as part of the project description in section F of the SAO Form F110-330?
  - A. Yes
3. Does each consultant/subcontractor to the lead firm also need to complete a state F110-330 form?
  - A. No, only the lead firm that will be contracting with the University needs to complete the SAO F110-330 form. There are specific areas on the form to provide information about outside team members. However, each consultant/subcontractor should complete their own Part II – General Qualifications page (see page 19) to include in the Part II section.
4. What is the advertised EDGE participation goal for this project?
  - A. There is no EDGE participation requirement for the initial Stage 1 services of this project although firms are strongly encouraged to voluntarily pursue EDGE participation opportunities.



# Request for Qualifications (A/E)

Youngstown State University/Planning and Construction  
One University Plaza  
Youngstown, Ohio 44555

**Youngstown**  
STATE UNIVERSITY  
www.yсу.edu  
Phone 330.941.3239

## Administration of Project: Local Administration

Project Name	<u>Melnick Hall Renovation</u>	Response Deadline	<u>7/27/2012</u>	<u>4:30 pm</u>	local time
Project Location	<u>Youngstown State University Campus</u>	Project Number	<u>YSU -1516-1</u>		
City / County	<u>Youngstown / Mahoning</u>	Project Manager	<u>Richard White</u>		
Agency/Institution	<u>Youngstown State University</u>	Contracting Authority	<u>Youngstown State University</u>		
No. of paper copies requested (stapled, not bound)	<u>6</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>		

Submit the requested number of Statements of Qualifications (SAO Form F110-330) directly to Richard White at 230 West Wood Street, Youngstown, Ohio 44555. See Section H for additional submittal instructions.

## Project Overview

### A. Project Description

This project will be the development, design and project management for the renovation of Melnick Hall located on the north-east corner of campus near the corner of Wick Avenue and the East Bound Service Road. Melnick Hall will be renovated to house Journalism, The Jambar, Telecommunications, WYSU, Rookery Radio and the News Outlet. Also within the scope of this project will be the relocation of the Melnick Museum to Cushwa Hall.

### B. Scope of Services

Because of an expanding student base in our Health and Human services programs, there is a need for more space in Cushwa Hall. By relocating and integrating departments with like academic/administrative functions, we will create additional free space to expand Health and Human Services programs. To facilitate this move, Melnick Hall will need to be renovated to accommodate these departments. The renovations to Melnick Hall will include, but not be limited to a new elevator, increasing accessibility, roof replacement, HVAC upgrades, restroom renovations and general interior renovations to accommodate the departments and programs mentioned in Section "A" above. In this request for qualifications, Youngstown State University will seek design services to develop, design, and construct this renovation. A Program of Requirements (POR) will be developed by the consultant and will commence upon award of the Agreement.

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 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 Phase, Post-Construction Phase, and Extra Services and Additional Services of all types. Refer to *The SAO Manual* for additional information about the type and extent of services required for each.

During the construction period, provide not less than 8 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 (SAO Form #F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Previous experience with State of Ohio projects
2. Previous experience in complete building renovation and construction
3. Previous experience in renovating/creating specialized spaces for broadcasting radio
4. Previous State University project experience

# Request For Qualifications (A/E) continued

Project Name Melnick Hall Renovation Project Number YSU 1516-1

### C. Funding / Estimated Budget

Total Project Cost	<u>\$4,500,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$3,685,500</u>	Other Funding	<u>\$Local YSU Funds</u>
Estimated A/E Fee	<u>7% to 9%</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</u>
Secondary	<u>Mechanical</u>
	<u>Electrical</u>
	<u>HVAC</u>
	<u> </u>
	<u> </u>
	<u> </u>
Others	<u>Radio/Telecommunications</u>

### E. Anticipated Schedule

A/E Services Start (mm/yy)	<u>10 / 12</u>
Construction Contracts Start (mm/yy)	<u>06 / 13</u>
Construction Contracts Completed (mm/yy)	<u>3 / 14</u>
A/E Services Completed (mm/yy)	<u>3 / 14</u>

### F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>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 O.R.C. Chapter 4703, (2) a landscape architect holding a license and certificate of authorization issued by the Ohio Landscape Architects Board pursuant to O.R.C. 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 O.R.C. 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 submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (SAO 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 SAO website at <http://ohio.gov/sao> (click on Forms). 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.

Prior to executing the Architect/Engineer Agreement, the selected A/E must represent and warrant that it has not provided any material assistance, as that term is defined in O.R.C. Section 2909.33(C), to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered "no" to every question on the Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization, and that it has provided or shall provide such to the Contracting Authority and/or the Ohio Business Gateway (<https://ohiobusinessgateway.ohio.gov/OBG/Membership/Security.mvc>).

# Request For Qualifications (A/E) continued

Project Name Melnick Hall Renovation

Project Number YSU 1516-1

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## H. Submittal Instructions

Firms are required to submit the current version of Statement of Qualifications (SAO Form F110-330) available via the SAO website at <http://ohio.gov/sao> (click on Forms).

Paper copies of the Statement of Qualifications 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.

Submit all questions regarding this RFQ in writing to Richard White at [rmwhite@ysu.edu](mailto:rmwhite@ysu.edu) with the project number included in the subject line (**no phone calls please**). Questions will be answered and posted to the OAKS Capital Improvements (OAKS CI) website at <http://ci.oaks.ohio.gov> on a regular basis until one week before the response deadline. The Question & Answer (Q&A) document can be found by downloading a new version of the RFQ or by clicking on the Q&A link to the right of the project listing. The name of the party submitting a question will not be included on the Q&A document.

# Architect/Engineer Selection Rating

Youngstown State University/Planning and Construction  
 One University Plaza  
 Youngstown, Ohio 44555

**Youngstown**  
 STATE UNIVERSITY

www.yosu.edu  
 Phone 330.941.3239

Project Name Melnick Hall Renovation Proposer Firm \_\_\_\_\_  
 Project Number YSU-1516-1 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. A/E Firm Location (5 points)</b>			
Proximity of primary A/E firm office where majority of work is to be performed in relationship to project site	Less than 50 miles	4 - 5	
	50 to 100 miles	2 - 3	
	More than 100 miles	0 - 1	
<b>2. A/E Firm Size (5 points)</b>			
Number of relevant licensed professionals within primary A/E firm available to perform the work.	Small = Less than 3 licensed professionals	0 - 1	
	Medium = 3 to 5 licensed professionals	[2 - 3]	
	Large = More than 5 licensed professionals	[4 - 5]	
<b>3. Current Workload (5 points)</b>			
Amount of fees awarded by the Contracting Authority to the primary A/E Firm in the previous 24 months (exclude projects on hold)	Less than \$100,000	4 - 5	
	\$100,000 to \$200,000	2 - 3	
	More than \$200,000	0 - 1	
<b>4. Primary A/E Qualifications (30 points)</b>			
a. Project Management Lead	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Design Lead	Experience / creativity of lead designer to meet needs of owner	0 - 5	
c. Technical Staff	Experience / ability of technical staff to develop quality construction documents	0 - 5	
d. Construction Administration	Experience / ability of field representative to identify / solve issues during construction	0 - 10	
<b>5. A/E Consultant Qualifications (10 points)</b>			
Key Discipline Leads	Experience / ability of all key discipline leads to effectively perform the work	0 - 10	
<b>6. Project Team Qualifications (15 points)</b>			
a. Previous Team Collaboration Number of projects that a majority of the team members have worked together	Less than 5 projects (Low)	0 - 1	
	5 to 10 projects (Average)	2 - 3	
	More than 10 projects (High)	4 - 5	
b. LEED* Experience within Team	LEED AP(s)** on Team	0 - 1	
	LEED Registered Project(s)	0 - 2	
	LEED Certified Project(s)	0 - 2	
	Satisfies ALL above Criteria	Sum = 0 - 5	
c. Team Organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
<b>7. Overall Project Team Experience (30 points)</b>			
a. Budget and Schedule Management	Performance in completing projects within original budget and schedule limitations	0 - 5	
b. Experience with Similar Project Type	Less than 5 projects (Low)	0 - 3	
	5 to 10 projects (Average)	4 - 6	
	More than 10 projects (High)	7 - 10	
c. Past Performance	Level of performance as indicated by past A/E evaluations / letters of reference	0 - 5	
d. Knowledge of State of Ohio Capital Project Administration Process	Less than 5 projects (Low)	0 - 3	
	5 to 10 projects (Average)	4 - 6	
	More than 10 projects (High)	7 - 10	
		<b>Subtotal</b>	

\* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council  
 \*\* LEED AP = LEED Accredited Professional credential by the Green Building Certification Institute

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Request for Qualifications (A/E)

Kent State University  
Office of the University Architect, 615 Loop Road, 101 Harbourt Hall  
Kent, Ohio 44242-0001



www.kent.edu/universityarchitect  
v: 330-672-3880 ■ f:330-672-2648

## Administration of Project: Local Administration

Project Name	<u>New Facility for the College of Architecture and Environmental Design – A/E</u>	Response Deadline	<u>Aug. 13, 2012 4:00 PM</u> local time
Project Location	<u>Kent State University</u>	Project Number	<u>KSU-11B153</u>
City / County	<u>Kent / Portage</u>	Project Manager	<u>Joseph (Jay) Graham</u>
Agency/Institution	<u>Kent State University</u>	Contracting Authority	<u>Kent State University</u>
No. of paper copies requested (stapled, not bound)	<u>1</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>

Submit the requested number of Statements of Qualifications (SAO Form F110-330) directly to Timothy J. Konczal at Suite 330 Harbourt Hall, 615 Loop Road, P.O. Box 5190 Kent, Ohio 44242. See Section H for additional submittal instructions.

## Project Overview

### A. Project Description

The College of Architecture and Environmental Design is one of Kent State University's signature programs. Currently, the program is fractionalized with classroom, studios and faculty offices scattered across the campus in three separate structures that do not reflect the caliber of the program. Taylor Hall, located in the heart of campus is the base of operations and the location within the May Fourth Historic District makes it impossible to modify the existing building in a constructive way. Therefore, the university has set the construction of a new building for the program as a facility improvement priority. The proposed building is programmed at approximately 120,000 s.f. and will include studios, classrooms, administrative offices and various shop and research spaces. A site has been selected and will be announced during phase II of the selection process. The connection of the building to its surrounding site will be an important part of the design and the project will include all sidewalks, parking lots, landscaping and utility extensions to the site and building.

The university has identified three primary drivers of project. The building must be architecturally significant and representative of the stature of the CAED program. The building must be a model of sustainable design and energy performance. And the building must be affordable while accommodating all of the programmatic needs of the college.

In addition to the A/E firm, separate consultants will be contracted with Kent State University as the Major Construction Program Manager, LEED Process Consultant, and Commissioning Agent.

This project will be registered with the USGBC for minimum Silver LEED certification. Maximizing energy conservation is a critical component of the design goals to comply with House bill 251. The CMR must demonstrate a thorough understanding and commitment to LEED design and is responsible for executing the design and meeting LEED goals as set forth by the university.

This project will utilize the Construction Manager at Risk project delivery method.

### B. Scope of Services

Upon award of the Agreement, The selected Architect/Engineer (A/E) shall commence with Design by verifying the Program of Requirements provided by the Owner.

The selected Architect/Engineer (A/E), 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 cost breakdown of the Architect/Engineer Agreement detailed cost components to address the Owner's project requirements. The selected Architect/Engineer (A/E) shall 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 Phase including Construction Schedule Analysis, Post-Construction Phase and Project Close-out, and Extra Services and Additional Services of all types. Refer to *The SAO Manual* for additional information about the type and extent of services required for each.

# Request For Qualifications (A/E) continued



Project Name New Facility for the College of Architecture  
and Environmental Design

Project Number KSU-11B153

The A/E will be required to design the project to LEED Silver Certification. The A/E shall partner and cooperate fully with a separate LEED Consultant hired by the Contracting Authority. The A/E shall provide all required documentation to the LEED Consultant during design, construction, and post construction for LEED certification.

The A/E shall partner and cooperate fully with a separate Commissioning Agent hired by the Contracting Authority for the purpose of commissioning the MEP systems and the laboratory equipment and systems during design, construction, and post construction phases of the project.

Included in the Scope of Basic Services, the A/E shall:

- Provide Interior Design Services for building finish selections to be included in the construction Bid Documents.
- Provide Furniture Planning Design and Selection, and create Furniture Bid Documents that will be bid as a separate bid package at an appropriate time during construction, including associated support services.
- Provide Audio/Visual Systems design and create A/V Bid Documents that will be bid as a separate bid package at an appropriate time during construction, including associated support services.

During the construction period, provide not less than 16 hours (excluding travel time) on-site construction administration services each week, including (1) attendance and documentation of 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 (SAO Form #F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Projects with outstanding design aesthetics and sympathetic to campus context
2. Projects that exemplify sustainable design and high-performance building technologies and energy performance
3. Projects that achieve aesthetics and performance within a tight budget
4. Experience in higher education academic buildings
5. Experience in higher education architecture/studio buildings
6. Experience of team individuals in similar project type, size and construction.
7. Experience working with Kent State University, State of Ohio and/or Department of Administrative Services
8. Experience in using State of Ohio OAKS-CI system for project administration.
9. Experience in LEED design and certification of previous projects.
10. Experience in Public projects relative to original construction budget and schedule vs. final construction cost and schedule.

## C. Funding / Estimated Budget

Total Project Cost	<u>\$40,000,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>31,000,000</u>	Other Funding	<u>\$40,000,000</u>
Estimated A/E Fee	<u>9.25% -9.75%</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).

# Request For Qualifications (A/E) continued



Project Name New Facility for the College of Architecture  
and Environmental Design

Project Number KSU-11B153

## D. Services Required (see note below)

Primary Architectural  
Secondary Landscape Architecture  
M/E/P/Technology Engineering  
Civil Engineering  
Structural Engineering  
Interior Finishes and Furniture Design  
A/V Systems Design

## E. Anticipated Schedule

A/E Services Start (mm/yy) Dec / 201  
Construction Contracts Start (mm/yy) June / 2014  
Construction Contracts Completed (mm/yy) Sept / 2016  
A/E Services Completed (mm/yy) Dec / 2016

## F. EDGE Participation Goal

Percent of *initial* TOTAL A/E Fee 5%

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 O.R.C. Chapter 4703, (2) a landscape architect holding a license and certificate of authorization issued by the Ohio Landscape Architects Board pursuant to O.R.C. 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 O.R.C. Chapter 4733.

## G. Evaluation Criteria for Selection

The selection process will be completed in two phases. Phase I will comprise of evaluations of submitted qualifications packages, generation of a long-list and interviews of 5-6 firms. Three firms will be selected for Phase II and shall receive a stipend to generate a design for submission and consideration as part of the selections process. The submission will be evaluated on aesthetics, energy performance and affordability. The teams will have an opportunity to present their designs to the selection committee and members of the university community. The teams shall also submit a cost estimate and sustainability/energy narrative for their proposed design as part of the evaluation.

### Phase I criteria

- 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 Construction Administration of previous projects for the State of Ohio.
- 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 submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (SAO 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 SAO website at <http://ohio.gov/sao> (click on Forms). 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.

Prior to executing the Architect/Engineer Agreement, the selected A/E must represent and warrant that it has not provided any material assistance, as that term is defined in O.R.C. Section 2909.33(C), to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered "no" to every question on the Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization, and that it has provided or shall provide such to the Contracting Authority and/or the Ohio Business Gateway (<https://ohiobusinessgateway.ohio.gov/OBG/Membership/Security.mvc>).

# Request For Qualifications (A/E) continued



Project Name New Facility for the College of Architecture  
and Environmental Design

Project Number KSU-11B153

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## H. Submittal Instructions

Firms are required to submit the current version of Statement of Qualifications (SAO Form F110-330) available via the SAO website at <http://ohio.gov/sao>.

Submit one paper copy of the Statement of Qualifications which should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Submit electronic files of the Statement of Qualifications on one CD. 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.

**Pre-Proposal Meeting:** The Office of the University Architect will present an overview of the Program and Contract requirements, followed by a tour of the site on **Thursday, July 26, 2012 from 2:00-4:00 p.m. local time**. The pre-proposal meeting will be held in the **Rockwell Hall Auditorium, 515 Hilltop Drive, Kent State University, Kent, Ohio 44242**. This pre-proposal meeting will provide the only public forum for potential applicants and team members to view the site and ask questions of the client and the Office of the University Architect prior to the submission deadline. **Other than this meeting, no personal tours or contact with the Dean or faculty of the College will be permitted.**

# Architect/Engineer Selection Rating



Kent State University  
Office of the University Architect, 615 Loop Road, 101 Harbourt Hall  
Kent, Ohio 44242-0001

www.kent.edu/universityarchitect  
v: 330-672-3880 f:330-672-2648

Project Name New Facility for the College of Architecture and Environmental Design Proposer Firm \_\_\_\_\_  
Project Number KSU-11B153 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. A/E Firm Location (5 points)</b>			
Proximity of primary A/E firm office where majority of work is to be performed in relationship to project site	Less than 50 miles	4 - 5	
	50 to 100 miles	2 - 3	
	More than 100 miles	0 - 1	
<b>2. A/E Firm Size (5 points)</b>			
Number of relevant licensed professionals within primary A/E firm available to perform the work.	Small = Less than 10 licensed professionals	1	
	Medium = 10 to 20 licensed professionals	5	
	Large = More than 20 licensed professionals	5	
<b>3. Current Workload (5 points)</b>			
Amount of fees awarded by the Contracting Authority to the primary A/E Firm in the previous 24 months (exclude projects on hold)	Less than \$100,000	4 - 5	
	\$100,000 to \$250,000	2 - 3	
	More than \$250,000	0 - 1	
<b>4. Primary A/E Qualifications (30 points)</b>			
a. Project Management Lead	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Design Lead	Experience / creativity of lead designer to meet needs of owner	0 - 5	
c. Technical Staff	Experience / ability of technical staff to develop quality construction documents	0 - 5	
d. Construction Administration	Experience / ability of field representative to identify / solve issues during construction	0 - 10	
<b>5. A/E Consultant Qualifications (10 points)</b>			
Key Discipline Leads	Experience / ability of all key discipline leads to effectively perform the work	0 - 10	
<b>6. Project Team Qualifications (15 points)</b>			
a. Previous Team Collaboration Number of projects that a majority of the team members have worked together	Less than 5 projects (Low)	0 - 1	
	5 to 10 projects (Average)	2 - 3	
	More than 10 projects (High)	4 - 5	
b. LEED* Experience within Team	LEED AP(s)** on Team	0 - 1	
	LEED Registered Project(s)	0 - 2	
	LEED Certified Project(s)	0 - 2	
	Satisfies ALL above Criteria	Sum = 0 - 5	
c. Team Organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
<b>7. Overall Project Team Experience (30 points)</b>			
a. Budget and Schedule Management	Performance in completing projects within original budget and schedule limitations	0 - 5	
b. Experience with Similar Project Type	Less than 5 projects (Low)	0 - 3	
	5 to 10 projects (Average)	4 - 6	
	More than 10 projects (High)	7 - 10	
c. Past Performance	Level of performance as indicated by past A/E evaluations / letters of reference	0 - 5	
d. Knowledge of State of Ohio Capital Project Administration Process	Less than 5 projects (Low)	0 - 3	
	5 to 10 projects (Average)	4 - 6	
	More than 10 projects (High)	7 - 10	
		<b>Subtotal</b>	

\* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council  
\*\* LEED AP = LEED Accredited Professional credential by the Green Building Certification Institute

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_





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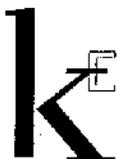
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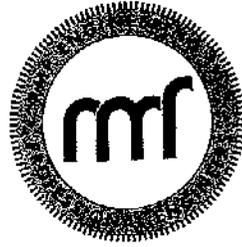
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# Request for Qualifications (CMR)

Kent State University  
Office of the University Architect, 615 Loop Rd., 101 Harbourt Hall  
Kent, Ohio 44242-0001



www.kent.edu/universityarchitect  
v: 330-672-3880 ■ f:330-672-2648

## Administration of Project: Local Administration

Project Name	<u>New Facility for the College of Architecture and Environmental Design - CMR</u>	Response Deadline	<u>Aug 13, 2012 4:00 p.m. local time</u>
Project Location	<u>Kent State University</u>	Project Number	<u>KSU-11B153</u>
City / County	<u>Kent / Portage</u>	Project Manager	<u>Joseph (Jay) Graham</u>
Agency/Institution	<u>Kent State University</u>	Contracting Authority	<u>Kent State University</u>
No. of paper copies requested (stapled, not bound)	<u>1</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>

Submit the requested number of Statements of Qualifications (SAO Form F110-330) directly to Timothy J. Konczal at Procurement Office, 615 Loop Road, Suite 330 Harbourt Hall, Kent, Ohio 44242. See Section G for additional submittal instructions.

## Project Overview

### A. Project Description

The College of Architecture and Environmental Design is one of Kent State University's signature programs. Currently, the program is fractionalized with classroom, studios and faculty offices scattered across the campus in three separate structures that do not reflect the caliber of the program. Taylor Hall, located in the heart of campus is the base of operations and the location within the May Fourth Historic District makes it impossible to modify the existing building in a constructive way. Therefore, the university has set the construction of a new building for the program as a facility improvement priority. The proposed building is programmed at approximately 120,000 s.f. and will include studios, classrooms, administrative offices and various shop and research spaces. A site has been selected and will be announced during phase II of the selection process. The connection of the building to its surrounding site will be an important part of the design and the project will include all sidewalks, parking lots, landscaping and utility extensions to the site and building.

The university has identified three primary drivers of project. The building must be architecturally significant and representative of the stature of the CAED program. The building must be a model of sustainable design and energy performance. And the building must be affordable while accommodating all of the programmatic needs of the college.

In addition to the CMR firm, separate consultants will be contracted with Kent State University as the A/E Firm, Major Construction Program Manager, LEED Process Consultant, and Commissioning Agent.

This project will be registered with the USGBC for minimum Silver LEED certification. Maximizing energy conservation is a critical component of the design goals to comply with House bill 251. The CMR must demonstrate a thorough understanding and commitment to LEED design and is responsible for executing the design and meeting LEED goals as set forth by the university.

### B. Project Delivery/Scope of Services

The selected Construction Manager (CM), as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Owner, the breakdown of the Construction Manager at Risk (CMR) Agreement detailed cost components, to address the Owner's project requirements and refine the project schedule.

As required by the Agreement, and as properly authorized, provide the following categories of services: provide constructability review comments and develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules on documents produced by the Architect/Engineer during the Schematic Design, Design Development, and Construction Document stages; lead and manage the Subcontract Prequalification and Bidding process, Construction and Closeout Stage. Refer to *The SAO Manual* for additional information about the type and extent of services required for each. A copy of the standard CMR agreement can be obtained at the State Architect's Office (SAO) website at <http://ohio.gov/sao> (click on Forms).

The preconstruction and construction services are generally described below. Subcontracts including but not limited to Plumbing, Fire Protection, HVAC, Electrical and AV/Technology will be awarded by the CM 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, the Owner, the applicable design professional and the Construction Manager. The Owner shall have access to all books, records, documents and other data in the Construction Manager's possession related to itself, its subcontractors and material suppliers pertaining to

# Request for Qualifications (CMR)



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bidding, pricing or performance of the CMR Agreement.

**Preconstruction Services:** The Construction Manager will work cooperatively with the Owner, Design Professionals and Project Team, and will provide, among other services, cost estimating, budgeting, value engineering, constructability review, scheduling and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the CMR Agreement, such partially completed documents (the "Basis Documents") shall be provided to the Construction Manager, together with the Design Professional's detailed listing of any material incomplete design elements and the Design Professional's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The Construction Manager shall submit to the Owner and the Design Professional their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The Construction Manager, the Owner and the Design Professional (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 the Design Intent Statement. The reconciliation shall be documented by an addendum to the qualifications and assumptions that shall be approved in writing by the Owner, the Design Professional and the Construction Manager. The Construction Manager shall then submit to the Owner, for approval, the Construction Manager's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions and the Design Intent Statement. Contingent upon the Owner's approval of the final Contract Sum, the parties will enter into an amendment to the CMR Agreement establishing the Contract sum. The final negotiated Contract Sum shall not exceed the Project Budget established for construction. If the proposed Contract Sum exceeds such budget, then the Owner may terminate its agreement with the Construction Manager and seek from other firms, bids for completion of the Project.

**Construction Services:** The Construction Manager shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The Construction Manager shall hold all subcontracts and shall be fully responsible for the means and methods of construction, 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 Owner. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Owner reserves the right to approve the Construction Manager's selection of subcontractors and any supplement terms to the form subcontract.

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (SAO Form F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Project that exemplifies sustainable design, high-performance building technologies and energy performance.
2. Project achieved aesthetics and performance on tight budget
3. Construction Manager-at-Risk Preconstruction Services
4. Construction Manager-at-Risk Construction Services
5. Construction Manager-at-Risk Contract Sum (GMP) Pricing Experience
6. Constructability Review Experience
7. College or University Academic Building Construction Experience
8. Experience with fast track construction projects
9. Experience with State of Ohio Capital Projects
10. OAKS CI Experience

## C. Funding/Estimated Budget

Total Project Cost	<u>\$40,000,000</u>	State Funding	<u>0</u>
Construction Cost	<u>\$31,000,000</u>	Other Funding	<u>\$40,000,000</u>

## D. Anticipated Schedule

CM Services Start (mm/yy)	<u>12/2012</u>
Construction Contracts Start (mm/yy)	<u>06/2014</u>
CM Services Completed (mm/yy)	<u>09/2016</u>
Construction Contracts Completed (mm/yy)	<u>12/2016</u>

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## E. EDGE Participation Goal

Percent of Total Construction Contracts Awarded	<u>5%</u>
Percent of initial TOTAL CM Fee	<u>5%</u>

## F. Evaluation Criteria for Selection

**Selection Criteria:** The Construction Manager will be selected using (i) a qualification based selection process during the initial Request for Qualifications (RFQ) stage to develop a short list and (ii) a best value selection process during the final Request for Proposal stage for the final CM selection. The qualifications-based selection criteria for the RFQ is included in this announcement. The best value criteria used in evaluating proposals from the short listed firms will include such factors that are determined to derive or offer the greatest value to the 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 Owner will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Owner 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 fee, construction stage personnel costs, construction stage itemized general conditions cost percentage, construction stage contingency percentage and construction stage fee percentage. The short-listed candidates will also receive (i) a form of the CMR Agreement with the Owner (the CMR Agreement) containing the contract terms and conditions, (ii) a set of the most recent design documents, (iii) a proposed Project schedule, and (iv) estimated construction cost.

**Pre-Interview Meeting:** Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Owner. The purpose of the pre-interview meeting is to permit the short-listed firms to ask the Owner questions in an individual setting to help the firms prepare their responses to the RFP. The Owner will notify each short-listed firm to schedule individual times for the pre-interview meetings.

**Interview:** After submitting responses to the RFP, the short-listed firms will be interviewed by the 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.

**Selection Schedule:** Tentative schedule is subject to change.

**Pre-Proposal Meeting:** The Office of the University Architect will present an overview of the Program and Contract requirements, followed by a tour of the site on **Thursday, July 26, 2012 from 2:00-4:00 p.m. local time**. The pre-proposal meeting will be held in the **Rockwell Hall Auditorium, 515 Hilltop Drive, Kent State University, Kent, Ohio 44242**. This pre-proposal meeting will provide the only public forum for potential applicants and team members to view the site and ask questions of the client and the Office of the University Architect prior to the submission deadline. **Other than this meeting, no personal tours or contact with the Dean or faculty of the College will be permitted.**

PreSubmittal Meeting	July 26, 2012
Qualifications Due	August 13, 2012
RFP issued to the Short-Listed Firms	September 28, 2012
Pre-proposal Meetings at KSU	October 12, 2012
Proposals Due	November 1, 2012
Interviews at KSU	November 7, 2012
Selection of Construction Manager	November 9, 2012

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

The EDGE participation goal for Kent State University is 5%, The use of certified MBE's is also encouraged.

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.

Prior to executing the Construction Manager at Risk Agreement, the selected CM must represent and warrant that it has not provided any material assistance, as that term is defined in O.R.C. Section 2909.33(C), to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered "no" to every question on the Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization, and that it has provided or shall provide such to the Contracting Authority and/or the Ohio Business Gateway (<https://ohiobusinessgateway.ohio.gov/OBG/Membership/Security.mvc>).

## G. Submittal Instructions

Firms are required to submit the current version of Statement of Qualifications (SAO Form F110-330) available via the SAO website at <http://ohio.gov/sao> (click on Forms). **Submit the requested number of Statements of Qualifications (SAO Form F110-330) directly to Timothy Konczal at Procurement Office, 615 Loop Road, Suite 330 Harbourt Hall, Kent, Ohio 44242.**

**Submit one (1) paper copy and one (1) CD of the Statement of Qualifications (SAO Form F110-330)**

Paper copies of the Statement of Qualifications should be stapled only. Do not use special bindings or coverings of any type. 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.

**Submit all questions regarding this RFQ in writing to Michael Bruder at [mbruder@kent.edu](mailto:mbruder@kent.edu) with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Office of the University Architect website at [www.kent.edu/universityarchitect](http://www.kent.edu/universityarchitect) on a regular basis until one week before the response deadline.** The Question & Answer (Q&A) document can be found by downloading a new version of the RFQ or by clicking on the Q & A link to the right of the project listing. The name of the party submitting a question will not be included on the Q & A document.

Proposers are requested to submit the following information in response to this RFQ within **Section H** of SAO 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 project budget 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.
3. **Management Systems:** Describe the scheduling and cost control systems the firm would propose to use for the Project
4. **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.
5. **Estimating:** Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
6. **Scheduling:** Demonstrated track record of performance of managing projects to the original schedule.

# Request for Qualifications (CMR)



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Project Name New Facility for the College of Architecture and Environmental Design - CMR Proposer Firm \_\_\_\_\_  
Project Number KSU-11B153 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary CM Firm Location, Size, and Workload (Maximum 10 points)</b>			
a. Proximity of primary CM firm's office where the majority of work will be performed to the principal project site	Less than 50 miles from project site	4 - 5	
	50 miles to 100 miles from project site	2 - 3	
	More than 100 miles from project site	0 - 1	
b. Number of project managers / superintendents within primary CM firm available to perform the work (based on Part II of SAO F110-330)	Less than 5 project management staff	1	
	5 to 10 project management staff	2	
	More than 10 project management staff	3	
c. Amount of fees awarded by the Contracting Authority to the primary CM firm in the previous 24 months (exclude projects on hold)	Less than \$250,000 in previous 24 months	2	
	\$250,000 to \$500,000 in previous 24 months	1	
	More than \$500,000 in previous 24 months	0	
<b>2. Primary CM Qualifications (Maximum 30 points)</b>			
a. Project Mgt. Lead (e.g., education, experience, credentials)	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Administration Lead (e.g., awards, publications, appropriateness, innovation)	Experience / creativity of project admin staff to achieve owner's vision and requirements	0 - 5	
c. Technical Staff (e.g., BIM/CAD capabilities / scheduling / estimating, education, experience, CDT or CCS* credentials)	Experience / ability of technical staff to fully coordinate construction documents	0 - 5	
d. Construction Administration Staff (e.g., education, experience, CDT or CCCA* credentials)	Experience / ability of field representative to identify and solve issues during construction	0 - 10	
<b>3. Key Consultant Qualifications (Maximum 20 points)</b>			
a. Key Consultants (e.g., civil, mechanical, or electrical engineering, specialty consultants)	Experience / ability of key consultants to perform effectively and collaboratively	1 - 15	
b. Proposed EDGE-certified Consultant Participation** (evidenced by fully executed Statements of Intent to Contract and Perform with relevant EDGE-certified consulting firms)	2 percent more than advertised EDGE goal	1	
	4 percent more than advertised EDGE goal	2	
	6 percent more than advertised EDGE goal	3	
	8 percent more than advertised EDGE goal	4	
	10 percent more than advertised EDGE goal	5	
<b>4. Overall Team Qualifications (Maximum 10 points)</b>			
a. Previous Collaboration of the Project Team (sample projects on which a significant number of individual team members have worked together)	Less than 4 sample projects	1	
	4 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED*** Training / Professional Accreditation (demonstrated either by the primary CM firm or relevant consultant)	LEED*** Credentials* (Maximum 3 points)	GA	1
		AP	2
		AP+	3
c. LEED*** Registered / Certified Project Experience (demonstrated either by the primary CM firm or relevant consultant)	LEED*** Registered Projects (RP) or LEED*** Certified Projects (CP) (Maximum 2 points)	RP	1
		CP	2
d. Team Organization (showed formal relationships between owner, contracting authority, consultants)	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
<b>5. Overall Team Experience (Maximum 30 points)</b>			
a. Past Performance of the Project Team (provided reference letters from sample project contacts)	Past performance as indicated by CM evaluations and letters of reference	0 - 10	
b. Experience with similar projects and anticipated project delivery method (e.g., Multiple-Prime, General Contracting, <b>CM at Risk</b> , Design-Build)	Less than 4 projects	0 - 3	
	4 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and Schedule Management (included data on estimate versus bid and original contract sum & time versus change orders for sample projects)	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements Process (e.g., experience following <i>The SAO Manual</i> , the Standard Requirements, and O.R.C. Chapter 153)	Less than 2 projects	0 - 1	
	2 to 3 projects	2 - 3	
	More than 4 projects	4 - 5	
* Refer to list of applicable credentials in Section H of the RFQ ** Must be comprised of consulting firm(s) and NOT the primary CM firm *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

Notes

Evaluator:

Name: \_\_\_\_\_

Signature: \_\_\_\_\_







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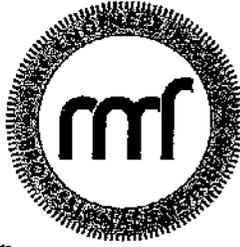
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**RMF ENGINEERING, INC.**

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Samuel W. Wells  
Project Manager

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# Request for Qualifications Design-Build Services

The Ohio State University  
Facilities Operations and Development  
400 Central Classroom Building  
2009 Millikin Road  
Columbus, OH 43210



www.fod.osu.edu  
Phone 614-292-4458

**2012**

## **A. PROJECT DESCRIPTION**

1. The Ohio State University (the "Owner") is seeking statements of qualifications from firms interested in providing design and construction services as a design-builder for the OARDC - Replace Ag Eng Greenhouses; OSU-120211 :

Construction budget is \$470,000

Total Project budget is \$562,900

Pre-construction Duration: 2/1/12 through 10/30/12

Construction Duration: 3/1/13 through 7/31/13

Building Commissioning: NA

Occupancy: 9/1/13

Total Project Duration: 2/1/12 through 9/1/13

Criteria Architect/Engineer (the "Criteria A/E"): OSU /OARDC

Project Description:

The project will construct two (2) new greenhouse structures and one new headhouse building on the site of the original greenhouses destroyed by a tornado on September 16, 2010. The intent of this project is to award a single design / build contract for the execution of this work.

The work will include the design and construction of two separate greenhouse units connected to a single headhouse building and will include all site work, reconnection of utilities, electrical work, heating/ventilation, phone/data and greenhouse environmental controls.

The structures shall be built in a manor to minimize solar shading and cross ventilation contamination between the three structures.

2. EDGE. The Equal Opportunity Division of the Department of Administrative Services shall establish Encouraging Diversity, Growth and Equity ("EDGE") participation goals, which goals will be set forth in the RFP.

3. GREEN BUILD POLICY. The Project is required to comply with the Owner's Green Build Policy.

## **B. PROJECT DELIVERY**

The Project will be designed and constructed using the "Design-Build" project delivery system. The design and construction services shall be set forth in more detail in the Design-Build Agreement, Ohio Department of Administrative Services, the form of which will be provided to short-listed firms, as defined in Section C.3.

## **C. SELECTION PROCESS**

1. **General.** The Design-Builder shall be selected using a two-step best value selection process in which award is based upon a combination of qualifications and price considerations.

2. **Qualifications Phase.** Qualifications generally include competence to perform the required design-build services; ability to manage the required workload and provide qualified personnel, equipment, and facilities; past performance as reflected by the evaluation of previous clients with respect to factors such as control of costs, quality of work, and meeting deadlines; ability to comply with Ohio Revised Code Sections 4703.182, 4703.332, and 4733.16, including the use of a licensed design professional for all design services; financial responsibility as evidenced by the capability to provide a surety bond equal to one hundred per cent of the contract sum; history of performance with meeting goals of any diversity and inclusion programs required by a public authority or by applicable law, compliance with applicable affirmative action programs; and other similar factors.

3. **Short-List.** The Owner will evaluate each firm responding to this RFQ on the basis of that firm's submitted qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. The Owner may hold discussions with individual firms to explore further their qualifications, the scope and nature of the services they would provide, and the various technical approaches they may take regarding the Project. After evaluating the responses to this RFQ, the Owner will select a short-list of no fewer than three candidates that it considers to be the most qualified, except if the Owner determines that fewer than three firms are qualified, it will only select the qualified firms.

4. **RFP.** The Owner will provide the short-listed firms a Request for Proposal ("RFP") that will contain a description of the Project, including a statement of available design detail, a description of how the Guaranteed Maximum Price ("GMP") for the Project shall be determined, including the estimated level of design detail upon which the GMP shall be based, the form of the design-build contract, and a request for a pricing proposal. The RFP will specify that the proposal shall contain the technical proposal and a separate pricing proposal. The Owner may also include in the RFP a request for a proposed GMP.

5. **Pre-Interview Meeting.** Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Owner. The purpose of the pre-interview meeting is to permit the short-listed firms to ask the Owner questions in an individual setting to help the firms prepare their responses to the RFP. The pre-interview meeting will be held at on the OARDC Campus in Wooster. The Owner will notify each short-listed firm to schedule individual times for the pre-interview meetings.

6. Interview. After submitting responses to the RFP, the short-listed firms will be interviewed by 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 Owner's stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance the Owner's timetable, budget, and EDGE expectations. The interviews will be held at the OARDC Campus in Wooster. The Owner will notify each short-listed firm to schedule individual times for the interviews.

7. Selection Schedule

Qualifications Due	8/17/12
Short-Listing of Firms	8/31/12
RFP Issued to the Short-Listed Firms	9/14/12
Pre-Proposal Meeting	9/26/12
Proposals Due	10/17/12
Interviews	10/31/12
Selection of Design-Builder	11/9/12
Execution of the Design-Build Agreement	12/17/12

8. Communication. Firms considering responding to this RFQ are strictly prohibited from communicating with any member of the Owner's staff, as all questions should be directed in writing to the person identified in Section E.2 hereof.

9. Cancellation and Rejection. The Owner reserves the right to cancel at any time for any reason this solicitation and to reject all proposals. The Owner shall have no liability to any proposer arising out of such cancellation or rejection. The Owner reserves the right to waive minor variations in the selection process.

**D. REQUESTED SUBMISSIONS**

Proposers are requested to submit the following information in response to this RFQ:

1. Statement of Qualifications. Complete the “Statement of Qualifications – Design Builder” attached to this RFQ. Electronic versions may be accessed at <http://fod.osu.edu/vendor/>. Scroll down and click on Professional Services, then Statement of Qualifications- Design Build.

2. Bonding/Insurance. Provide evidence of capacity to provide bonding 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.

3. EDGE. Describe the firm’s history of performance with meeting goals of any diversity and inclusion programs required by a public authority or by applicable law, and compliance with applicable affirmative action programs.

4. Management Systems. Describe the record keeping, reporting, monitoring and other information-management systems that the firm would propose to use for the Project. Describe the scheduling and cost-control systems the firm would propose to use for the Project.

5. Self-Performed Work. Indicate whether the firm intends to self-perform any work on the Project through an acceptable competitive process and, if so, the nature of the work and capability to self-perform.

6. Estimating. Describe the capability of in-house estimating and describe the use of in-house estimating on projects comparable to the Project.

7. Other Considerations. Experience with Design / Build project delivery

**E. INSTRUCTIONS FOR DELIVERY AND DEADLINE**

1. Six (6) copies of the proposal must be submitted in a sealed container clearly marked "Statement of Qualifications for Design-Build Services for OARDC-Replace Ag Eng Greenhouses and delivered by the time and date specified in subparagraph E.3 to:

Attention: Rick Van Deusen  
The Ohio State University  
Facilities Operations and Development  
400 Central Classroom Building  
2009 Millikin Road  
Columbus, Ohio 43210

2. Questions must be in writing and directed to **Rick Van Deusen**, email address at [van-deusen.2@osu.edu](mailto:van-deusen.2@osu.edu). Answers to any questions shall be in writing and shall be sent to all firms who have received this RFQ.

3. Responses to this RFQ must be received at the address listed in Section E.1 by 4:00 p.m. local time on 8/17/12.

# Request for Qualifications (Design-Build Contract)



Ohio Department of Administrative Services  
General Services Division  
State Architect's Office • 4200 Surface Road • Columbus, Ohio 43228-1395

<http://ohio.gov/sao>  
Phone 614.466.4761

## Administration of Project: State Architect's Office

Project Name	<u>OFCC Tenant Improvements</u>	Response Deadline	<u>July 31, 2012 4:00 pm</u> local time
Project Location	<u>30 West Spring Street</u>	Project Number	<u>BWC-130002</u>
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Nick Cassidy</u>
Agency/Institution	<u>Bureau of Workers' Compensation</u>	Contracting Authority	<u>SAO</u>

*\*The Contracting Authority for SAO-administered projects is SAO. The Contracting Authority for locally administered projects is the Agency or Institution.*

No. of paper copies requested (stapled, not bound) 0 No. of electronic copies requested on CD (PDF) 2

Submit the requested number of Statements of Qualifications (SAO Form F110-330) directly to Ned Thiell at the State Architect's Office, 4200 Surface Road, Columbus, Ohio 43228. See Section G for additional submittal instructions.

## Project Overview

### A. Project Description

The BWC 4th Floor Renovation project is to build out the existing office space for the Ohio Facilities Construction Commission (OFCC). The OFCC is the new organization that consolidates the Ohio School Facilities Commission and the State Architect's Office. The existing 4th floor is 33, 388 sq ft in area and will consist of approximately 20% enclosed offices, 80% open office with modular systems furniture, and various sized conference rooms and break out areas. The renovation will include selective demolition, construction of new interior partitions and interior doors, interior finishes including floor, ceilings, painting and wallcoverings, signage, office furniture systems, window treatments, data devices and cabling, and relocation of some light fixtures, HVAC diffusers, sprinkler heads,

This project will utilize the Design-Build project delivery method. The schematic interior design and furniture plan will be shared only with the short listed firms selected as the most qualified in response to this RFQ. The short listed firms will be invited to respond to an RFP during stage 2 of the best value selection process.

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.

#### Project Schedule:

Tentative schedule is subject to change.

Selection of DB team	August 17, 2012
Start construction	September 1, 2012
Complete construction	November 16, 2012
Owner move-in	November 23, 2012
Owner occupancy	November 26, 2012

### 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 State Architect's Office, the breakdown of the Design-Build Agreement detailed cost components, to address the Owner's project requirements and refine the project schedule.

The Scope of Services for this project are as follows:

#### Preconstruction Services:

- Design Development
- Guaranteed Maximum Price (GMP) Proposal
- Construction Documents
- Permits

# Request For Qualifications (Design-Build Contract) continued

Project Name OFCC Tenant Improvements

Project Number BWC-130002

## Construction Services:

- Construction Supervision
- Progress Schedule
- Weekly Progress meetings
- Testing and Inspection
- Punch List
- Project Close Out

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (SAO Form #F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Design-Build experience
2. Guaranteed Maximum Price (GMP)
3. Office renovation
4. Furniture coordination
5. Renovation in an occupied building
6. Expedited project schedule management

## **C. Funding / Estimated Budget**

Total Project Cost	<u>\$1,425,000</u>	State Funding	<u>\$85,000</u>
Construction Cost	<u>\$1,065,000</u>	Other Funding	<u>\$1,340,000</u>

## **D. Anticipated Schedule**

D-B Services Start (mm/yy)	<u>08 / 12</u>
Construction Stage Start (mm/yy)	<u>09 / 12</u>
D-B Services Completed (mm/yy)	<u>11 / 12</u>
Contract Completed (mm/yy)	<u>11 / 12</u>

## **E. EDGE Participation Goal**

Percent of Total Subcontracts Awarded	<u>5%</u>
Percent of Initial Design Services Fee	<u>5%</u>
Percent of Initial Design-Build Compensation	<u>5%</u>

## **F. Evaluation Criteria for Selection**

### Selection Criteria:

The Design-Builder will be selected using (i) a qualification based selection process during the initial Request for Qualifications (RFQ) stage to develop a short list and (ii) a best value selection process during the final Request for Proposal stage for the final D-B selection. The qualifications-based selection criteria for the RFQ is included in this announcement.

### 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 State Architect's Office will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the State Architect's Office 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 design fee, construction stage personnel costs, construction stage itemized general conditions cost percentage, construction stage contingency percentage and construction stage design fee percentage. The short-listed candidates will also receive (i) a form of the D-B Agreement with the State Architect's Office (the D-B Agreement) containing the contract terms and conditions, (ii) a set of the most recent design documents and (iii) a proposed Project schedule.

# Request For Qualifications (Design-Build Contract) continued

Project Name OFCC Tenant Improvements

Project Number BWC-130002

## Pre-Interview Meeting:

Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the State Architect's Office and the Owner. The purpose of the pre-interview meeting is to permit the short-listed firms to ask the State Architect's Office and the Owner questions in an individual setting to help the firms prepare their responses to the RFP. The pre-interview meeting will be held at the State Architect's Office. The State Architect's Office will notify each short-listed firm to schedule individual times for the pre-interview meetings.

## Interview:

After submitting responses to the RFP, the short-listed firms will be interviewed by the State Architect's Office 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 State Architect's will notify each short-listed firm to schedule individual times for the interviews.

## Selection Schedule:

Tentative schedule is subject to change.

Qualifications Due	July 31, 2012
RFP issued to the Short-Listed Firms	Aug 3, 2012
Site Visit at BWC project site	Aug 7, 2012
Pre-proposal Meetings at OSFC	Aug 7, 2012
Proposals Due	August 13, 2012
Interviews at OSFC	August 16, 2012
Selection of Design-Builder	August 17, 2012

## Cancellation and Rejection:

The State Architect's Office 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 State Architect's Office shall have no liability to any proposer arising out of such cancellation or rejection. The State Architect's Office reserves the right to waive minor variations in the selection process.

Interested firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (SAO 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 firm'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 DB's Technical Proposal. Both forms can be accessed via the SAO website at <http://ohio.gov/sao> (click on Forms). 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.

Prior to executing the Design-Build Agreement, the selected DB team must represent and warrant that it has not provided any material assistance, as that term is defined in O.R.C. Section 2909.33(C), to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered "no" to every question on the Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization, and that it has provided or shall provide such to the Contracting Authority and/or the Ohio Business Gateway (<https://ohiobusinessgateway.ohio.gov/OBG/Membership/Security.mvc>).

# Request For Qualifications (Design-Build Contract) continued

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Project Name OFCC Tenant Improvements

Project Number BWC-130002

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## G. Submittal Instructions

Firms are required to submit the current version of Statement of Qualifications (SAO Form F110-330) available via the SAO website at <http://ohio.gov/sao> (click on Forms).

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 name the PDF file and mark or label the CD and the CD cover with the project number and firm name.

Submit all questions regarding this RFQ in writing to The State Architect's Office at [StateArchOff@das.state.oh.us](mailto:StateArchOff@das.state.oh.us) with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the OAKS Capital Improvements (OAKS CI) website at <http://ci.oaks.ohio.gov> on a regular basis until one day before the response deadline. The Question & Answer (Q&A) document can be found by downloading a new version of the RFQ or by clicking on the Q&A link to the right of the project listing. The name of the party submitting a question will not be included on the Q&A document.

Proposers are requested to submit the following information in response to this RFQ within **Section H** of SAO 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 project budget 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. *If the proposing team cannot show evidence of having the necessary bonding capacity for the project, the Statement of Qualifications will not be reviewed and scored for consideration.*
3. **Management Systems:** Describe the scheduling and cost control systems the firm would propose to use for the Project
4. **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.
5. **Estimating:** Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
6. **Scheduling:** Demonstrated track record of performance of managing projects to the original schedule.

# Rating Form (Design-Build Contract)



Ohio Department of Administrative Services

General Services Division

State Architect's Office • 4200 Surface Road • Columbus, Ohio 43228-1395

<http://ohio.gov/sao>

Phone 614.466.4761

Project Name OFCC Tenant Improvements Proposer Firm \_\_\_\_\_

Project Number BWC-130002 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. DB Location and Workload (Maximum 10 points)</b>			
a. Proximity of DB's office where the majority of work will be performed to the principal project site	Less than 50 miles from project site	4 - 5	
	50 miles to 100 miles from project site	2 - 3	
	More than 100 miles from project site	0 - 1	
b. Amount of contracts awarded by the Contracting Authority to the DB in the previous 24 months (exclude projects on hold)	Less than \$200,000	5	
	\$200,000 to \$500,000	2	
	More than \$500,000	0	
<b>2. DB Qualifications (Maximum 35 points)</b>			
a. Project Management Lead (e.g., education, experience, credentials)	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Administrative Staff (e.g., superintendent, project engineer, administrative support)	Experience / knowledge of project admin staff to achieve owner's vision and requirements	0 - 5	
c. Project Design Lead (e.g., awards, publications)	Experience / creativity of lead designer	0 - 5	
d. Construction Technical Staff (e.g., scheduling / estimating, education, experience, credentials)	Experience / ability of construction technical staff to fully coordinate estimate and schedule	0 - 5	
e. Design Technical Staff (e.g., BIM/CAD capabilities education, experience, CDT or CCS* credentials)	Experience / ability of technical staff to develop quality construction documents	0 - 5	
f. Construction Administration Staff (e.g., education, experience, CDT, CCM, or CCCA* credentials)	Experience / ability of field representatives to identify and solve issues during construction	0 - 5	
<b>3. Key Consultant Qualifications (Maximum 15 points)</b>			
a. Key Consultants (e.g., architectural, civil, mechanical, or electrical engineering, roofing or other specialty consultants)	Experience / ability of key consultants to perform effectively and collaboratively	1 - 10	
b. Proposed EDGE-certified Consultant Participation** (fully executed Statements of Intent to Contract and Perform with relevant EDGE firms)	One additional point for every 2 percent increase in professional services over the advertised EDGE participation goal	1 - 5	
<b>4. Overall Team Qualifications (Maximum 10 points)</b>			
a. Previous Collaboration of the Project Team (sample projects on which a significant number of individual team members have worked together)	Less than 4 sample projects	1	
	4 to 7 sample projects	2	
	More than 6 sample projects	3	
b. LEED*** Training / Professional Accreditation (demonstrated either by the DB or relevant consultant)	LEED*** Credentials* (Maximum 3 points)	GA	1
		AP	2
		AP+	3
c. LEED*** Registered / Certified Project Experience (demonstrated either by the DB or relevant consultant)	LEED*** Registered Projects (RP) or LEED*** Certified Projects (CP) (Maximum 2 points)	RP	1
		CP	2
d. Team Organization (showed formal relationships between owner, contracting authority, consultants)	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
<b>5. Overall Team Experience (Maximum 30 points)</b>			
a. Past Performance of the Project Team (provided reference letters from sample project contacts)	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects and Design-Build project delivery method	Less than 3 projects	0 - 3	
	3 to 7 projects	4 - 6	
	More than 7 projects	7 - 10	
c. Budget and Schedule Management (included data on estimate versus bid and original contract sum & time versus change orders for sample projects)	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements Process (e.g., experience following <i>The SAO Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 3 projects	0 - 1	
	3 to 7 projects	2 - 3	
	More than 7 projects	4 - 5	
* Refer to list of applicable credentials in Section H of the RFQ ** Must be comprised of consulting firm(s) and NOT the lead firm of the DB entity *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



# Question and Answer List

Ohio Department of Administrative Services  
General Services Division  
State Architect's Office ▪ 4200 Surface Road ▪ Columbus, Ohio 43228-1395

**OhioDAS**  
<http://ohio.gov/sao>  
StateArchOff@das.state.oh.us  
Phone 614.466.4761

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Project Name	<u>OFCC Tenant Improvements</u>	Project Number	<u>BWC-130002</u>
Project Location	<u>30 West Spring Street, Columbus / Franklin</u>	Contracting Authority	<u>Bureau of Workers' Compensation</u>

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Date posted: July 26, 2012  
Date revised: July 30, 2012

Below are the questions that have been received to date for the RFQ of the above-referenced project:

1. Will the Owner contract separately for movable and systems furniture?
  - A. Modular system furniture will be part of the DB's scope of work.
2. Is the cost of movable and systems furniture included in the construction budget?
  - A. The cost of modular systems furniture is included in the construction budget.
3. The difference between the project budget and construction budget is \$360,000. What budget items does this include?
  - A. These soft costs include administrative expenses, moving costs, FFE and DB fees.
4. Please identify where the double asterisk is meant to apply on the score sheet. It is noted at the bottom of the score sheet, but does not show up anywhere else on the score sheet.
  - A. The double asterisk is shown in Section 3b of the score sheet.
5. The RFQ does not note the project to have a LEED goal, but there are 9 points identified on the score sheet. Why does LEED matter on the score sheet if this is not a LEED goal project?
  - A. To the extent possible, the principles of the LEED program are desired to be followed in the design and construction of the tenant improvements.
6. The time frame to complete the work is extremely tight. What is the penalty for not completing the project on time if delays are incurred by the owner team?
  - A. *Delays caused by the Owner/Tenant team are not the responsibility of the Design Build entity and therefore penalties do not apply. Schedule impacts within the responsibility and control of the DB may be assessed liquidated damages.* Liquidated damages are outlined in Article 8.7 of the General Conditions for the Design-Build contract. This standard document can be found on the State Architect's Office website.
7. Is BIM required as part of the delivery criteria?
  - A. No, BIM is not a requirement for the project.
8. We have not yet submitted a 330 in response to an RFQ for a Design-Build Contract and I am wondering if the 330 is done any differently. Do we need to include Contractor information?
  - A. *The F110-330 is completed similarly for any type of project delivery method. Information should be included for both the design professional and the builder. The rating form included in the RFQ indicates how each requested element of the statement of qualifications will be assessed.*

Project Name OFCC Tenant Improvements

Project Number BWC-130002

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9. It looks like the RFQ is for a firm to handle the design-build on the project. Is the plan to purchase new furniture for the space? If so, will the selected firm be responsible for sourcing the furniture or is that something that the project manager is involved with? Any insight would be much appreciated.

*B. The DB entity will be acquiring movable furniture.*

# Request for Qualifications (Criteria A/E)



Miami University  
Physical Facilities/Facilities Contracting Office  
181 Coles Service Building, 101 South Fisher Drive  
Oxford, Ohio 45056

davidsea@muohio.edu

513.529.2453

## Administration of Project: Local Administration

Project Name	<u>Anderson &amp; McFarland Hall Renovations</u>	Response Deadline	<u>8/3/2012</u>	<u>4:00PM</u>	local time
Project Location	<u>Miami University, Oxford Campus</u>	Project Number	<u>MUN-100020</u>		
City / County	<u>Oxford/ Butler</u>	Project Manager	<u>Ted Christian</u>		
Agency/Institution	<u>Miami University</u>	Contracting Authority	<u>Miami University</u>		
No. of paper copies requested (stapled, not bound)	<u>3</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>		

Submit the requested number of Statements of Qualifications (SAO Form F110-330) directly to Elizabeth Davidson at 181 Cole Service Building, Oxford, Ohio 45056; [davidsea@muohio.edu](mailto:davidsea@muohio.edu). See Section H for additional submittal instructions.

## Project Overview

### A. Project Description

This project comprises the rehabilitation of 2 Residence Halls on the Oxford Campus of Miami University, Anderson and McFarland Halls. Built in 1961, Anderson Hall is a 3-story 49,749 GSF concrete and masonry structure, with 199 existing student beds. Built in 1959, McFarland Hall is a 3-story 37,573 GSF concrete and masonry structure, with 146 existing student beds. The total bed count will be reduced in each building to create more program space.

This project shall meet or exceed the minimum requirements for LEED Silver Certification.

Components of the project include improvements to MEP, life safety, classroom technology and voice/data communication systems. Rehabilitation of the building envelope may also be required, including new windows, masonry restoration, new clay tile roof, and foundation wall waterproofing.

A detailed Program of Requirements has been developed for this project. A current draft will be shared with shortlisted firms prior to interviews for selection of the Criteria A/E. The final draft will serve as the basis for the Program Verification stage.

### B. Scope of Services

The project delivery method for this project will be Design Build (D/B). The selected Criteria Architect/Engineer (C-A/E) will provide services in accordance with the standards established by the State of Ohio Department of Administrative Services as set forth within its documents and exhibits relating to C-A/E services. See [das.ohio.gov/Divisions/GeneralServices/StateArchitectsOffice/StateArchitectsOfficeDocuments.aspx](http://das.ohio.gov/Divisions/GeneralServices/StateArchitectsOffice/StateArchitectsOfficeDocuments.aspx).

The selected C-A/E as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the Owner the cost breakdown of the C-A/E Agreement detailed cost components to address the Owner's project requirements. C-A/E will participate in the Encouraging Growth, Diversity and 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: review and adapt Owner's current Design Standards to this renovation project, verify Owner's existing Program of Requirements, Concept and Design Criteria Stage Services, Best Value Selection Stage Services, Preconstruction Services, Construction and Closeout Services, and Additional Services of all types as may be requested by the Owner and agreed to by the Parties.

During the construction period, provide not less than 4 hours (excluding travel time) on-site construction administration services bi-weekly, including (1) attendance at progress meetings, (2) a written field report of each site visit, (3) on-site representation comprised of the C-A/E and its consultant staff involved in the primary design of the project, all having relevant and appropriate types of construction administration experience.

# Request For Qualifications (Criteria A/E) continued

 Project Name Anderson & McFarland Hall Renovations

 Project Number MUN-100020

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (SAO Form #F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Public University housing experience.
2. Major building renovation experience.
3. Design-Build delivery method experience.

## C. Funding / Estimated Budget

Total Project Cost	<u>\$20,000,000</u>	State Funding	<u>\$0</u>
D/B Construction Budget	<u>\$17,000,000</u>	Other Funding	<u>\$20,000,000</u>
Estimated C-A/E Fee	<u>To Be Negotiated</u>		

NOTE: The C-A/E fee for this project includes all professional design services, and consultant services necessary for proper completion of the C-A/E 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</u>
Secondary	<u>Structural</u>
	<u>Civil</u>
	<u>Landscape</u>
	<u>Mechanical, Electrical, Plumbing</u>
	<u>Fire Protection</u>
	<u>Telecommunications</u>
Others	<u>BIM Modeling</u>

## E. Anticipated Schedule

Criteria A/E Services Start (mm/yy)	<u>09 / 12</u>
Construction Contracts Start (mm/yy)	<u>03 / 13</u>
Construction Contracts Completed (mm/yy)	<u>05 / 14</u>
Criteria A/E Services Completed (mm/yy)	<u>05 / 14</u>

## F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5%</u>
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NOTE: The primary C-A/E shall be (1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to O.R.C. Chapter 4703, (2) a landscape architect holding a license and certificate of authorization issued by the Ohio Landscape Architects Board pursuant to O.R.C. 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 O.R.C. 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. Apparent resources and capacity to meet the needs of this project. The selected C-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 C-A/E firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (SAO 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. If the 5% goal is not met, the selected A/E will be asked to submit a "Good Faith Effort" form to document efforts it undertook to utilize EDGE-certified businesses. Both forms can be accessed via the SAO website at <http://ohio.gov/sao> (click on Forms).

## Request For Qualifications (Criteria A/E) continued

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Project Name Anderson & McFarland Hall Renovations

Project Number MUN-100020

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Prior to executing the Architect/Engineer Agreement Form, the selected C-A/E must represent and warrant that it has not provided any material assistance, as that term is defined in O.R.C. Section 2909.33(C), to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered "no" to every question on the Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization form that it will submit to the Owner.

### H. Submittal Instructions

Firms are required to submit the current version of Statement of Qualifications (SAO Form F110-330) available via the SAO website at <http://ohio.gov/sao> (click on Forms).

Paper copies of the Statement of Qualifications 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.

Submit all questions regarding this RFQ in writing to Ted Christian at [christtn@muohio.edu](mailto:christtn@muohio.edu) with reference to the project name in the subject line (no phone calls, please). Questions will be answered in an RFQ Clarification on the Miami University Facilities Contracting Office's website at [www.pfd.muohio.edu/fco](http://www.pfd.muohio.edu/fco). If the RFQ is posted on the OAKS Capital Improvements (OAKS-CI) website <http://ci.oaks.ohio.gov/> then the RFQ Clarification will also be posted to the OAKS-CI website. The name of the party submitting a question will not be included on the Q&A document.

# Criteria A/E Selection Rating

Miami University  
Physical Facilities Department/Facilities Contracting Office  
181 Cole Service Building, 101 South Fisher Drive  
Oxford, Ohio 45056



davidsea@muohio.edu  
Phone 513.529.2453

Project Name Anderson & McFarland Hall Renovations Proposer Firm \_\_\_\_\_  
Project Number MUN-100020 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. C-A/E Firm Location (5 points)</b>			
Proximity of primary C-A/E firm office where majority of work is to be performed in relationship to project site	Less than 50 miles	4 - 5	
	50 to 125 miles	4 - 5	
	More than 125 miles	4 - 5	
<b>2. C-A/E Firm Size (5 points)</b>			
Number of relevant licensed professionals within primary C-A/E firm available to perform the work.	Small = Less than 5 licensed professionals	0 - 1	
	Medium = 5 to 10 licensed professionals	2 - 3	
	Large = More than 10 licensed professionals	4 - 5	
<b>3. Current Workload (5 points)</b>			
Amount of fees awarded by the Contracting Authority to the primary C-A/E Firm in the previous 24 months (exclude projects on hold)	Less than \$250K	4 - 5	
	\$250K to \$500K	2 - 3	
	More than \$500K	0 - 1	
<b>4. Primary A/E Qualifications (30 points)</b>			
a. Project Management Lead	Experience / ability of C-A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Design Lead	Experience / creativity of lead designer to meet needs of owner	0 - 5	
c. Technical Staff	Experience / ability of technical staff to develop quality construction documents	0 - 5	
d. Construction Administration	Experience / ability of field representative to identify / solve issues during construction	0 - 10	
<b>5. A/E Consultant Qualifications (10 points)</b>			
Key Discipline Leads	Experience / ability of all key discipline leads to effectively perform the work	0 - 10	
<b>6. Project Team Qualifications (15 points)</b>			
a. Previous Team Collaboration Number of projects that a majority of the team members have worked together	Less than 4 projects (Low)	0 - 1	
	4 to 7 projects (Average)	2 - 3	
	More than 7 projects (High)	4 - 5	
b. LEED* Experience within Team	LEED AP(s)** on Team	0 - 1	
	LEED Registered Project(s)	0 - 2	
	LEED Certified Project(s)	0 - 2	
	Satisfies ALL above Criteria	Sum = 0 - 5	
c. Team Organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
<b>7. Overall Project Team Experience (30 points)</b>			
a. Budget and Schedule Management	Performance in completing projects within original budget and schedule limitations	0 - 5	
b. Experience with Similar Project Type including Design-Build Delivery Method	Less than 4 projects (Low)	0 - 3	
	4 to 7 projects (Average)	4 - 6	
	More than 7 projects (High)	7 - 10	
c. Past Performance	Level of performance as indicated by past evaluations / letters of reference	0 - 5	
d. Knowledge of State of Ohio Capital Project Administration Process	Less than 4 projects (Low)	0 - 3	
	4 to 7 projects (Average)	4 - 6	
	More than 7 projects (High)	7 - 10	
		<b>Subtotal</b>	

\* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council  
\*\* LEED AP = LEED Accredited Professional credential by the Green Building Certification Institute

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Request for Qualifications (Criteria A/E) - CLARIFICATIONS



Miami University  
Physical Facilities Department/Facilities Contracting Office  
181 Cole Service Building, 101 South Fisher Drive  
Oxford, Ohio 45056

davidsea@muohio.edu

Phone 513.529.2453

**Administration of Project:** Local Administration

Project Name	<u>Anderson &amp; McFarland Hall Renovations</u>	Response Deadline	<u>8/3/2012</u>	<u>4:00PM</u>	local time
Project Location	<u>Miami University, Oxford Campus</u>	Project Number	<u>MUN-100020</u>		
City / County	<u>Oxford/ Butler</u>	Project Manager	<u>Ted Christian</u>		
Agency/Institution	<u>Miami University</u>	Contracting Authority	<u>Miami University</u>		

**This clarification document is a record of questions received by prospective Criteria A/E firms during the RFQ phase. Answers are provided to all prospective firms by posting this clarification on the Miami University Facilities Contracting Office and OAKS-CI webpages.**

## UPDATE LOG:

Thursday, August 2, 2012 (Final Update)

Friday, July 27, 2012

## QUESTIONS/ANSWERS:

**Question:** Are you seeking credentials for just the A/E team?

**Answer:** Miami University is seeking submissions for Criteria Architect/Engineers in accordance with the Design Build process established by the Ohio Department of Administrative Services. The Criteria A/E will provide services separately from the Architect of Record that will work as part of the Design/Build team. The Criteria A/E will be ineligible to serve as the Architect of Record under the Design/Build contract.

**Question:** As a design-build project, do you want the General Contractor credentials to be submitted as well?

**Answer:** No. This is strictly an RFQ for a Criteria Architect/Engineer. The Design/Build RFQ will follow at a later date.

**Question:** A typical Design-Build project has the General Contractor holding the prime agreement. Is it your intent to convert to this format for the construction phase?

**Answer:** No. The selected Criteria A/E will provide services according to the scope of work identified in the standard Criteria A/E Agreement. These services are independent of the Design Builder's services, which will be provided under separate contract. Note again that the Criteria A/E will be ineligible to serve as the Architect of Record under the Design/Build contract.

**Question:** Do AutoCAD documents exist for these two buildings and will they be provided to successful A/E?

**Answer:** The University maintains AutoCAD files for building plans only. Successful Criteria A/E will be provided these files and also a scanned copy of all record drawings for the two buildings.

**Question:** BIM is mentioned in the Services Required chart, is the project required to be developed using BIM guidelines?

**Answer:** Yes.

**Question:** What standard do you use for BIM?

**Answer:** Miami University will work with Criteria AE to establish a BIM Execution Plan as outlined in the State of Ohio Building Information Modeling Protocol. <http://das.ohio.gov/Divisions/GeneralServices/StateArchitectsOffice/BIMProtocol.aspx>

**Question:** Is the program just for renovation of the living spaces, or will common areas be affected by new program requirements?

**Answer:** Common areas will be affected.

**Question:** Is this the identical Project previously published (on 04/20/12) for an A/E; with CMR project delivery method?

**Answer:** Yes.

**Question:** If so, what is the reason for the revision in delivery methodology?

**Answer:** Administrative decision.

**Question:** My firm is interested in submitting as part of the D/B team when the RFP comes out. I thought that the Q&A document might identify when this would be issued, but it didn't. Could you advise approximately when the RFP for the D/B team might be issued? I do understand that this would be a soft date.

**Answer:** We anticipate the D/B RFQ to be posted in the second half of September.

**Question:** The deadline is only 10 days from the published date. Is there a specific reason for the tight schedule?

**Answer:** To maintain construction start date despite changing from CMR to D/B delivery method.

**Question:** I realize that the selected Criteria Architect cannot then pursue the actual design RFQ for the same project...is this true also for the Criteria Engineer?

**Answer:** The Criteria Architect/Engineer is precluded from providing design-build services under the design-build contract as set forth in ORC 153.694. This applies to all members of the Criteria Architect/Engineer team.

# Request for Qualifications (A/E)

State Architect's Office  
4200 Surface Road  
Columbus, Ohio 43228-1395



<http://ohio.gov>  
Phone 614-644-7969

## Administration of Project: State Architect's Office

Project Name	<u>Emergency generator power back up to the York chillers</u>	Response Deadline	<u>Aug. 10, 2012   4:00 pm</u> local time
Project Location	<u>30 W. Spring Street</u>	Project Number	<u>BWC-130001</u>
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Nick Cassidy</u>
Agency/Institution	<u>State Architect's Office</u>	Contracting Authority*	<u>State Architect's Office</u>

\*The Contracting Authority for SAO-administered projects is the State Architect's Office. The Contracting Authority for locally administered projects is the state agency or institution of higher education.

No. of paper copies requested (stapled, not bound) 0 No. of electronic copies requested on CD (PDF) 4

Submit the requested number of Statements of Qualifications (SAO Form F110-330) directly to the following address: State Architect's Office, Attention: Program Services, 4200 Surface Road, Columbus, Ohio 43228.

## See Section H for additional submittal instructions.

## Project Overview

### A. Project Description

This project is for the installation of an emergency power supply to two (2) of the William Green Building York chillers and related support equipment. This work is to be accomplished in accordance with the concepts presented in DLZ's Emergency Power Study (dated April 18, 2012), which is included and incorporated as an attachment to this request. In addition to addressing the installation of an emergency power supply to the York chillers, the study also made recommendations regarding the existing Chiller 5 and Chiller 6 plants.

Per the study's recommendations, both chiller plants are to be abandoned upon completion of the primary project scope. Furthermore, it should be noted that the piping reconfigurations required to abandon the Chiller 6 plant are currently in progress, and as such, are to be specifically excluded from this project scope.

However, the scope to disassemble and remove the Chiller 5 and Chiller 6 plants from the William Green Building should be included and addressed as two separate bid alternates for the Owner's consideration.

The William Green Building is a 33 story high rise that houses the Ohio Bureau of Workers' Compensation and several other state agencies. The 15th floor is a data center that runs 24 hours per day 365 days per year. Under no circumstances may power or chilled water be cut off from this floor during the design or installation of this emergency power circuit.

### B. Scope of Services

For projects advertised with an appropriately developed Program of Requirements (POR), upon award of the Agreement, commence with Design. For projects without such POR, upon award of the Agreement, commence by developing the Program of Requirements.

The selected firm shall perform the necessary site investigations, surveys and assessments to complete the design of the changes to the building's emergency power system. This information shall be used to prepare the project design, cost estimates, the preparation of bidding documents for construction and construction administration services.

As required by the Agreement, and as properly authorized, provide the following categories of services: Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Permits, Construction Phase, Project Schedule, Testing and Inspection, Punchlist and Post Construction Phase.

Refer to the SAO Manual for additional information about the type and extent of services required for each. During the construction phase provide not less than four (4) hours on site each week, including attendance at progress meetings and brief summation reports of each visit.

# Request For Qualifications (A/E) continued

Project Name Emergency generator power back up to the York chillers Project Number BWC-130001

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (SAO Form #F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Electrical distribution systems
2. Emergency power systems design and installation
3. Electrical and cooling requirements for data centers
4. Renovation of occupied buildings
5. State of Ohio capital improvement projects
6. OAKS CI experience

### C. Funding / Estimated Budget

Total Project Cost	<u>\$978,000</u>	State Funding	<u>\$978,000</u>
Construction Cost	<u>\$760,000</u>	Other Funding	<u>\$0</u>
Estimated A/E Fee	<u>8.3% to 8.3%</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>Electrical Engineering</u>
Secondary	<u></u>
	<u></u>
	<u></u>
	<u></u>
	<u></u>
Other(s)	<u></u>

### E. Anticipated Schedule

Professional Services Start (mm/yy)	<u>09/12</u>
Construction Contracts Start (mm/yy)	<u>12/12</u>
Construction Contracts Completed (mm/yy)	<u>06/13</u>
Professional Services Completed (mm/yy)	<u>06/13</u>

### F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</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 O.R.C. Chapter 4703, (2) a landscape architect holding a license and certificate of authorization issued by the Ohio Landscape Architects Board pursuant to O.R.C. 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 O.R.C. 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 submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (SAO 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 SAO website at <http://ohio.gov/sao> (click on Forms). The Intent to Contract and to Perform form is again required at the Fee Proposal stage.

# Request For Qualifications (A/E) continued

Project Name Emergency generator power back up to the York chillers Project Number BWC-130001

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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.

Prior to executing the Architect/Engineer Agreement, the selected A/E must represent and warrant that it has not provided any material assistance, as that term is defined in O.R.C. Section 2909.33(C), to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered "no" to every question on the Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization, and that it has provided or shall provide such to the Contracting Authority and/or the Ohio Business Gateway (<https://ohiobusinessgateway.ohio.gov/OBG/Membership/Security.mvc>).

## H. Submittal Instructions

Firms are required to submit the current version of Statement of Qualifications (SAO Form F110-330) available via the SAO website at <http://ohio.gov/sao> (click on Forms).

Paper copies of the Statement of Qualifications are not required. 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.

Submit all questions regarding this RFQ in writing to [StateArchOff@das.state.oh.us](mailto:StateArchOff@das.state.oh.us) with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the OAKS Capital Improvements (OAKS CI) website at <http://ci.oaks.ohio.gov> on a regular basis until approximately one week before the response deadline. The Question & Answer (Q&A) document can be found by downloading a new version of the RFQ or by clicking on the Q&A link to the right of the project listing. The name of the party submitting a question will not be included on the Q&A document.

# Architect/Engineer Selection Rating

State Architect's Office  
4200 Surface Road,  
Columbus, Ohio 43228-1395



http://ohio.gov  
Phone 614-644-7969

Project Name Emergency generator power back up to the York chillers Proposer Firm \_\_\_\_\_  
Project Number BWC-130001 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. A/E Firm Location (5 points)</b>			
Proximity of primary A/E firm office where majority of work is to be performed in relationship to project site	Less than 10 miles	4 - 5	
	10 to 50 miles	2 - 3	
	More than 50 miles	0 - 1	
<b>2. A/E Firm Size (5 points)</b>			
Number of relevant licensed professionals within primary A/E firm available to perform the work.	Small = Less than 5 licensed professionals	1 - 5	
	Medium = 5 to 10 licensed professionals	5 - 5	
	Large = More than 10 licensed professionals	5 - 5	
<b>3. Current Workload (5 points)</b>			
Amount of fees awarded by the Contracting Authority to the primary A/E Firm in the previous 24 months (exclude projects on hold)	Less than \$100,000.00	4 - 5	
	\$100,000.00 to \$250,000.00	2 - 3	
	More than \$250,000.00	0 - 1	
<b>4. Primary A/E Qualifications (30 points)</b>			
a. Project Management Lead	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Design Lead	Experience / creativity of lead designer to meet needs of owner	0 - 5	
c. Technical Staff	Experience / ability of technical staff to develop quality construction documents	0 - 5	
d. Construction Administration	Experience / ability of field representative to identify / solve issues during construction	0 - 10	
<b>5. A/E Consultant Qualifications (10 points)</b>			
Key Discipline Leads	Experience / ability of all key discipline leads to effectively perform the work	0 - 10	
<b>6. Project Team Qualifications (15 points)</b>			
a. Previous Team Collaboration Number of projects that a majority of the team members have worked together	Less than 5 projects (Low)	0 - 1	
	5 to 10 projects (Average)	2 - 3	
	More than 10 projects (High)	4 - 5	
b. LEED* Experience within Team	LEED AP(s)** on Team	0 - 1	
	LEED Registered Project(s)	0 - 2	
	LEED Certified Project(s)	0 - 2	
	Satisfies ALL above Criteria	Sum = 0 - 5	
c. Team Organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
<b>7. Overall Project Team Experience (30 points)</b>			
a. Budget and Schedule Management	Performance in completing projects within original budget and schedule limitations	0 - 5	
b. Experience with Similar Project Type	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 A/E evaluations / letters of reference	0 - 5	
d. Knowledge of State of Ohio Capital Project Administration Process	Less than 3 projects (Low)	0 - 3	
	3 to 6 projects (Average)	4 - 6	
	More than 6 projects (High)	7 - 10	
		<b>Subtotal</b>	

\* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council  
\*\* LEED AP = LEED Accredited Professional credential by the Green Building Certification Institute

**Notes:**

**Evaluator:**

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



April 18, 2012

BWC Purchasing, L24  
30 W. Spring Street  
Columbus, Ohio 43215

Subject: Emergency Power Study for the William Green Building Chiller Plant  
KM-RFQ12-24

We are pleased to submit our Emergency Power Study for the William Green Building Chiller Plant. Our assessment is based on our meeting and site visit conducted February 13<sup>th</sup> and the BWC Chiller/Ice Tank Replacement study report dated March 01, 2010.

#### **SCOPE OF WORK**

***The primary focus of this study is to:***

1. Study existing electrical systems associated with the backup power generation (such as capacities, wiring diagrams, etc).
2. Determine the ability of the existing backup system to power one new chiller and associated equipment. Note that the intention is to have two (2) of the four (4) new chillers wired for backup power (for the purpose of redundancy), but to operate only one chiller to cool the building's data center in the event of a building power failure.
3. Define possible methods to accomplish this goal.
4. Evaluate the need (or lack thereof) for replacing Chiller 5.
5. If Chiller 5 is not required, develop the requirements for abandoning this system in place.
6. Determine the initial and life cycle cost(s) for the above options.

***The secondary requirements:***

The secondary focus of this study is to evaluate the feasibility of combining the Chiller 6 package cooling loop with the main building cooling loop supplied by the four (4) new chillers, and potentially abandoning the Chiller 6 package.

Emergency Power Study for the  
William Green building Chiller plant  
KM-RFQ12-24

1. Study the piping systems for both the building chilled water system and the Chiller 6 package chilled water system.
2. Determine if the building system is capable of supplying the requirements of the Chiller 6 system (both temperature and volume).
3. Define possible methods to accomplish this goal.
4. If the Chiller 6 package is no longer required, develop the requirements for abandoning this system in place.
5. Determine the initial and life cycle cost(s) for the above.

## **SUMMARY**

The following discussion and life cycle cost analysis indicates that it will be beneficial to the Bureau of Workers Compensation to place two of the four Main Building's chillers on the backup generator power system. This will allow the Data Center chilled water system to take advantage of the N + 1 redundancy. Abandoning chiller 6 allows the electrical closets to take advantage of the free cooling and operate at a higher efficiency. The estimated cost for the Main Building's chilled water system electrical work is \$880,000 with an immediate cost savings. The initial cost for piping the electrical closets onto the Main Building's chilled water system is \$16,250 with a payback period of 4.1 years.

## **GENERAL**

Presently, the building's electrical system is backed up with three (3) generator sets. The new chiller plant, which is located on Level 13, is only served by normal building power. Chiller 5, which is located on Level 31, is the only chiller currently designed to run on generator power in the event of a power loss to the building.

Providing emergency power for Chiller #1 or Chiller #2 and the associated chilled water pumps, condenser water pumps, and cooling tower, fans will require the changes listed below.

Emergency Power Study for the  
William Green building Chiller plant  
KM-RFQ12-24

Second Basement: The Existing Automatic Synchronizing Generator Switchgear, feeds all the emergency power in the building to the existing Transfer Switches. A 1000 amp Bolted Fused Pressure Switch will be removed, and replaced with a 1200 amp Bolted Fused Pressure Switch to feed the existing 1200 amp 480 volt 3 phase 3 wire Bus Duct to the 31<sup>st</sup> floor. The existing 1200 amp Bus duct would be tapped on the 13<sup>th</sup> floor and connected to the EMERGENCY connection of the New 2000 Delayed Automatic Transfer Switch on the 13<sup>th</sup> or 14<sup>th</sup> floor for the chillers. The New Automatic Transfer Switch is sized at 2000 amps to carry the combined load of Chiller #1 and #2 on the normal feeder.



Generator Switchgear

14<sup>th</sup> Floor: The two 1200 amp Bolted Fused Pressure Switches for Chiller #1 and Chiller #2 in the existing Motor Control Center Switch #3 would be relocated and reconnected to chillers #1 and #2. A new 2000 amp Bolted Pressure Switch, fused at 2000 amps would be installed in existing Motor Control Center #3 to feed the NORMAL connection of the new 2000 amp Transfer Switch.

13<sup>th</sup> Floor: A new 2000 amp 480 volt New Motor Control Center (NMCC) would be installed, to feed from the New 2000 amp Automatic Transfer Switch, with the two relocated 1200 amp Bolted Pressure Switches fused at 1000 amps in the (NMCC) for existing Chillers #1 and #2.

32<sup>nd</sup> Floor: The existing Computer Control Center #1 would remain, but the existing equipment for Chiller System #6 would remain, and two new 60 amp fused disconnect switches would be installed to feed the existing starters in Motor Control Center #5 for Cooling Towers Fans #1 and #2.

Emergency Power Study for the  
William Green building Chiller plant  
KM-RFQ12-24

The existing 1200 amp Emergency Bus Duct only has capacity for one Chiller, and one Cooling Tower Fan. Therefore the remaining pumps for Chiller System #1 and #2 will have to be connected to another Emergency Bus Duct

13<sup>th</sup> Floor: The existing 1350 amp Bus Duct for Life Safety is only loaded to 500 amps The 1350 amp Bus Duct would be tapped and extended to a New Delayed Automatic Transfer Switch on the 13<sup>th</sup> floor for Chilled Water Pumps #1 and #2, Condenser Water Pumps #1 and #2, and Chiller Oil Sump Pumps #1 and #2 for an additional load of 216 amps. The National Electric Code does not allow mechanical equipment to be connected to a Life Safety Transfer Switch, it must be connected to a delayed transfer switch.

With the arrangement of the above mentioned electrical distribution, Chiller #1 and #2 will be connected to emergency power, but only one Chiller will run on Emergency Power. The same for the Cooling Tower Fans #1 and #2, Chilled Water Pumps #1 and #2, and Condenser Water Pumps, #1 and #2 are connected to Emergency Power, but the Building Automation System will be programmed to allow only one Chiller, one Chilled Water Pump, one Condenser Water Pump, and one Cooling Tower Fan to run on Emergency Power.

The above changes can be made without interruption to Normal Power and Lighting in the Building, with temporary connections to the Pumps for chiller systems #3 and #4.

The operation of Chillers #1 or #2 on Emergency Power will require an additional load of 578 amps above what Chiller #5 required on Emergency Power. The new Emergency Electrical Load will be 2320 Amps, which will require the 3 Existing Emergency Generators to run to provide addition capacity for the one Chiller System to run on Emergency Power  
See the following electrical load summary.

The total estimated cost for the above described electrical work is \$750,000.00. This includes utilizing the existing star-delta starters for the 700 HP Chillers #1 and #2. Changing the starters for Chillers #1 and #2 to Soft Start Electronic Starters, would reduce the current inrush and reduce the voltage drop when the chiller starts. The costs of the 2 Soft Start Starters is estimated at additional \$130,000.00, with a total of \$880,000.00.

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Electrical Load Summary

BWC CHILLER #1 OR #2 EMERGENCY ELECTRICAL LOADS

Chiller 700 HP	830 amps
Chilled Water Pump 100 HP	124 amps
Condenser Water Pump 75 HP	96 amps
Chiller Oil Sump Pump 7.5 HP	11 amps
Cooling Tower Fan 25 HP	34 amps
	-----
Total Amps for One 700 HP Chiller System	1095 amps

EXISTING CHILLER #5 EMERGENCY ELECTRICAL LOADS

Computer Control Center #1

Chiller #5 345KW	415 amps
Chilled Water Pump #5 25 HP	34 amps
Condenser Water Pump #5 25 HP	34 amps
Cooling Tower Fan #5 25 HP	34 amps
	-----
Total amps for existing Chiller #5 System	517 amps

Additional Loads on Normal and Emergency

Cooling Tower Fan #1	34 amps
Cooling Tower Fan #2	34 amps
	-----
Total Electrical load for Computer Control Center #1	585 amps

BWC CHILLER #1 and #2 NORMAL ELECTRICAL LOADS

Chiller #1 700 HP	830 amps
Chiller #2 700 HP	830 amps
	-----
Total Load on 2000 amp Normal Bus Duct	1660 amps

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BWC CHILLER #1 OR #2 EMERGENCY ELECTRICAL LOAD  
1200 AMP EMERGENCY Bus Duct

Chiller 700 HP	830 amps
Cooling Tower Fan #1	34 amps
	<hr/>
Total Emergency Load on 1200 amp Bus Duct	864 amps

1350 amp EMERGENCY BUS DUCT LOADS

Existing Load on Automatic Transfer Switch #2 and Emergency Switchboard #2	500 amps
Chilled Water Pump 100 HP	124 amps
Condenser Water Pump 75 HP	96 amps
Chiller Oil Sump Pump #2 7.5 HP	11 amps
	<hr/>
Total Emergency Amps for 1350 Bus Duct	731 amps

1350 amp NORMAL BUS DUCT LOADS

Existing Load on Automatic Transfer Switch #2 and Emergency Switchboard #2	500 amps
Chilled Water Pump #1 100 HP	124 amps
Chilled Water Pump #2 100 HP	124 amps
Condenser Water Pump #1 75 HP	96 amps
Condenser Water Pump #2 75 HP	96 amps
Chiller Oil Sump Pump #1 7.5 HP	11 amps
Chiller Oil Sump Pump #2 7.5 HP	11 amps
	<hr/>
Total Normal Amps for 1350 Bus Duct	962 amps

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EMERGENCY GENERATOR LOADS	480 volt 3 phase 3 wire	
Existing Automatic Transfer Switch #1 2 <sup>nd</sup> Basement	(Emergency Switchboard #1)	110 Amps
Existing Automatic Transfer Switch #2 14 <sup>th</sup> Floor	(Emergency Switchboard #2)	500 Amps
Existing Automatic Transfer Switch #3 31st Floor	(Emergency Switchboard #3)	250 Amps
Existing Manual Transfer Switch #1 16 <sup>th</sup> Floor	(Computer Switchboard #1)	140 Amps
Existing Manual Transfer Switch #2 31 <sup>st</sup> floor	(Computer Control Switch #1)	68 Amps
New 2000 amp Transfer Switch #3 for 750 HP Chiller		830 Amps
New 400 amp Transfer Switch		462 amps
New Total Emergency Load		<hr/> 2360 Amps

### **Chiller 5**

This Dunham-Bush water-cooled centrifugal chiller is located on level 31 and serves as a backup chiller for cooling the Data Center. This chiller has a manual electrical transfer switch to allow operation on the backup generators. As discussed above, the backup generators are to be configured for operating one of the main buildings's cooling chillers and not this chiller 5 unit.

The Data Center chilled water piping is served off of the secondary chilled water loop which originates on level 14 and is distributed to the computer room air handling units on level 15. This area is currently served by the Main Building's cooling system. No additional piping is required if chiller 5 is abandoned. The free-cooling heat exchanger located on level 31 would remain operational. The piping arrangement currently allows the chiller to be bypassed during the free cooling mode. No piping changes are required to abandon the chiller in place.



Chiller 5



Free Cooling Heat Exchanger

The existing chilled water capacity (3 of 4 chillers operating) of the Main Building's cooling loop is designed for 1,950 tons of cooling. The estimated building load is reported at 1,526 tons. The future anticipated load for the Data Center (chiller 5) is 340 tons. This load has been included in the recent chiller upgrade project. The Main Building's chilled water plant has been designed with an N + 1 redundancy.

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The alternate to configuring the Main Building's chiller plant to the existing backup generator would be to replace the Data Centers chiller plant. The current Data Center chilled water plant does not include an N + 1 redundancy. There is only one chiller system available. Chiller 5 is at the end of the normal life expectancy for a water cooled centrifugal chiller. To achieve the desired N + 1 system redundancy; two chillers, two cooling towers and duplicate pumping would be required. The floor space available for this does not exist. Additional space would need to be created. This may mean that a couple of the abandoned ice tank structures would need to be removed. Piping would have to be routed from level 15 to the roof. The estimated cost for the N + 1 Data Center chilled water system on level 13 would approach the \$1,185,000 expended for the electrical revisions.

### **Life Cycle Cost Analysis**

Abandoning Chiller 5 and placing two of the four Main Building chillers on the existing backup generator system is the recommended approach. The benefits include;

1. Chiller water would be available during a power outage.
2. An N + 1 redundancy would be provided.
3. Operational cost would be based on the new chillers with a 0.395 kW/Ton rating.
4. Additional floor space is not required.
5. The Main Building's chilled water plant has been sized for this load.
6. No additional chiller, tower and pump maintenance cost.

The alternate approach would include developing an N + 1 Data Center chilled water plant. The disadvantages include:

1. Two additional chillers and towers, six additional pumps to maintain
2. Floor and roof space is not readily available
3. No operational savings, new chiller would match the Main Building's chillers
4. Construction for piping from level 13 to the roof would be required.

The operating and installation cost are equal in this analysis. The difference is in the maintenance cost. A life cycle cost analysis is not applicable. For each year the alternate Data Center chiller water plant is operated, additional cost are incurred in maintenance.

It is recommended to abandoned chiller 5 and place two of the four Main Building's chillers on the existing generators.

## **Chiller 6**

### **Evaluation**

The secondary focus of this study is to evaluate the feasibility of combining the Chiller 6 package cooling loop with the main building cooling loop supplied by the four (4) new chillers, and potentially abandoning the Chiller 6 package.



Chiller 6 system



Chilled Water Pumps

Currently there is no chilled water piping connections to the main building cooling loop. The Chiller 6 package, which is located on Level 33, is a set of four (4) 30 ton chillers that serve the chilled water loop dedicated to the building's electrical closets. The chilled water loop is a 3-inch main from the 30<sup>th</sup> floor to the 1<sup>st</sup> floor. Typically chiller 6 will operate one unit at full capacity and a second unit at half capacity. The estimated peak load from the building's electrical closets is currently 45 tons. This chiller 6 system has an N + 2 redundancy in the chillers and an N + 1 redundancy in the chilled water pumps.

The existing chilled water capacity (3 of 4 chillers operating) of the Main Building's cooling loop is designed for 1,950 tons of cooling. The estimated building load is reported at 1,526 tons. The future anticipated load for the Data Center (chiller 5) is 340 tons. The existing Main Building's cooling loop can absorb the 45 tons from the building's electrical closets.

The existing Main Building's chilled water system utilizes 10" mains to serve the Air Handling Units (AHU-1a, b, c and d) on level 31 and 10" mains to serve the Air Handling Units (AHU-2a and b) on level 13. Six inch chilled water mains serve Air Handling Unit (AHU-3) at the basement level. The three secondary chilled water pumps each have a capacity of 2,520 gpm at 120 feet of head. The secondary chilled water pumping system is designed to operate two

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pumps as a lead/lag operation with the third pump as a standby. A total flow of 5,040 gpm is available with two pumps operating. The Main Building's cooling loop has a capacity of 1,950 tons. The equivalent flow rate utilizing a 12 degree temperature drop is 3,900 gpm. The secondary pumping system has the capacity to serve the building's electrical closets.

The 3" chilled water mains serving the building's electrical closets crosses the 10" mains near the 13<sup>th</sup> floor. The piping is located in the air shaft of AHU-2. A 3" branch from the 10" mains could be made at this location and connected to the existing 3" risers. There are isolation valves on the 3" main that isolate the lower 12 floors. Piping connections to the 10" mains will require wet tapping in this air shaft of AHU-2. Connections to the existing 3" electrical closet mains would be made just below the two shut off valves. The piping would not need to be drained above or below this cut-in point. Two balancing and shut off valves would be required on the 3" chilled water return piping. The supply connection to the 3" chilled water supply main would only require a shut off valve. The 3" mains would be capped at level 33.



3" Shut-Off Valves



10" Mains

The alternate to abandoning the chiller 6 system would be to retain the system as is.

### Life Cycle Cost Analysis

Abandoning the chiller 6 system and placing the electrical closet loop on to the Main Building's chilled water system is the recommended approach. The benefits include;

1. Operating cost would be based on the new chillers with a 0.395 kW/Ton rating.
2. Lower maintenance cost by removing four chillers and pumps.
3. The cooling load can take advantage of the free cooling heat exchanger
4. Chilled water would be available during a power outage
5. The Main Building's chiller plant has the capacity for this load.

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The alternate approach of leaving the system as is includes the following advantages;

1. There would be no initial or first cost associated with leaving the system as is.

The cost analysis has assumed that the chiller 6 package would be abandoned in place. Initial costs have been determined for the piping work and re-balancing the 3" mains. The chiller 6 package includes four Carrier 30HWA040 split system units. These units have an operating input of 1.35 kW/Ton. The Main Building's cooling chillers have an operating input of 0.395 kW/Ton. The electric closets have a peak load of 45 tons. Maintenance cost for the chiller 6 system has been running around \$1,500 per year.

A 20 year life cycle cost analysis indicates that the payback period on a \$16,250 dollar investment would 4.1 years by placing the electrical closet load onto the Main Building's chilled water system.

## Summary

This study has indicated that it will be beneficial to the Bureau of Workers Compensation to place two of the four Main Building's chillers on the backup generator power system. The benefits include;

1. Chiller water would be available during a power outage.
2. An N + 1 redundancy would be provided.
3. Operational cost would be based on the new chillers with a 0.395 kW/Ton rating.
4. Additional floor space is not required.
5. The Main Building's chilled water plant has been sized for this load.
6. No additional chiller, tower and pump maintenance cost.

Abandoning chiller 6 allows the electrical closets to take advantage of the following benefits:

1. Operating cost would be based on the new chillers with a 0.395 kW/Ton rating.
2. Lower maintenance cost by removing four chillers and pumps.
3. The cooling load can take advantage of the free cooling heat exchanger
4. Chilled water would be available during a power outage
5. The Main Building's chiller plant has the capacity for this load.

The estimated cost for the Main Building's chilled water system electrical work is \$880,000 with an immediate cost savings. The initial cost for piping the electrical closets onto the Main Building's chilled water system is \$16,250 with a payback period of 4.1 years.

Respectfully Submitted,

DLZ OHIO, INC.



Marvin L. VanMeter, P.E., LEED AP, CxA  
Senior Project Manager



BWC Emergency Power and Chiller Study  
Electrical Power

	Quantity	Material/unit	Material	Labor	sub total	OvHd	15% total
<b>14th Floor</b>							
Remove 1000 amp BPS	2		\$0.00	\$1,400.00	\$2,800.00	\$420.00	\$3,220.00
Install 2000 amp BPS	1	\$38,000.00	\$38,000.00	\$3,000.00	\$44,000.00	\$6,600.00	\$50,600.00
Bus Duct Connection	2	\$3,700.00	\$7,400.00	\$1,100.00	\$4,800.00	\$720.00	\$5,520.00
<b>13th floor</b>							
4000 amp switchgear	1	\$36,600.00	\$36,600.00	\$3,050.00	\$39,650.00	\$5,947.50	\$45,597.50
4000 AMP bps	1	\$45,000.00	\$45,000.00	\$4,500.00	\$49,500.00	\$7,425.00	\$56,925.00
ground fault trips	3	\$8,600.00	\$25,800.00	\$185.00	\$26,355.00	\$3,953.25	\$30,308.25
Bus Duct Connection	1	\$3,700.00	\$3,700.00	\$900.00	\$4,600.00	\$690.00	\$5,290.00
1000 amp BPS	2	\$17,000.00	\$34,000.00	\$1,500.00	\$37,000.00	\$5,550.00	\$42,550.00
400 amp fused switch	2	\$4,900.00	\$9,800.00	\$800.00	\$11,400.00	\$1,710.00	\$13,110.00
100 amp fused switch	1	\$3,100.00	\$3,100.00	\$730.00	\$3,830.00	\$574.50	\$4,404.50
60 amp fused switch	1	\$2,500.00	\$2,500.00	\$670.00	\$3,170.00	\$475.50	\$3,645.50
Relocate 1000 amp BPS	2		\$0.00	\$2,000.00	\$4,000.00	\$600.00	\$4,600.00
Reconnect Chilloers	2		\$0.00	\$1,200.00	\$2,400.00	\$360.00	\$2,760.00
4000 amp bus duct	60	\$1,950.00	\$117,000.00	\$1,500.00	\$207,000.00	\$31,050.00	\$238,050.00
400 amp fused switch	1	\$1,000.00	\$1,000.00	\$610.00	\$1,610.00	\$241.50	\$1,851.50
1600 amp bus duct	60	\$850.00	\$51,000.00	\$92.00	\$56,520.00	\$8,478.00	\$64,998.00
Disconnect existing Chiller	1		\$0.00	\$12,200.00	\$12,200.00	\$1,830.00	\$14,030.00
2000 amp Transfer Switch	1	\$67,100.00	\$67,100.00	\$7,000.00	\$74,100.00	\$11,115.00	\$85,215.00
400 amp Transfer Switch	1	\$18,300.00	\$18,300.00	\$4,300.00	\$22,600.00	\$3,390.00	\$25,990.00
wiring to 31st floor	1	\$6,100.00	\$6,100.00	\$4,900.00	\$11,000.00	\$1,650.00	\$12,650.00
Temperature program update	1	\$2,000.00	\$2,000.00	\$15,000.00	\$17,000.00	\$2,550.00	\$19,550.00
Sub Totals			\$468,400.00		\$468,400.00		\$730,865.25
							\$750,000.00
700 HP soft start starters	2	\$50,000.00	\$100,000.00	\$6,000.00	\$112,000.00	\$16,800.00	\$128,800.00
							\$130,000.00
<b>Totals</b>							<b>\$880,000.00</b>





# TRACE® 700 Chiller Plant Analyzer

By DLZ

## Project Information

Weather file Columbus, Ohio  
 Project Name  
 Region North Central  
 Building Type hospital no economizer  
 User  
 Company  
 Comments

Alternative 1 - - Existing HWA  
 Alternative 2 - - Main Building Chiller

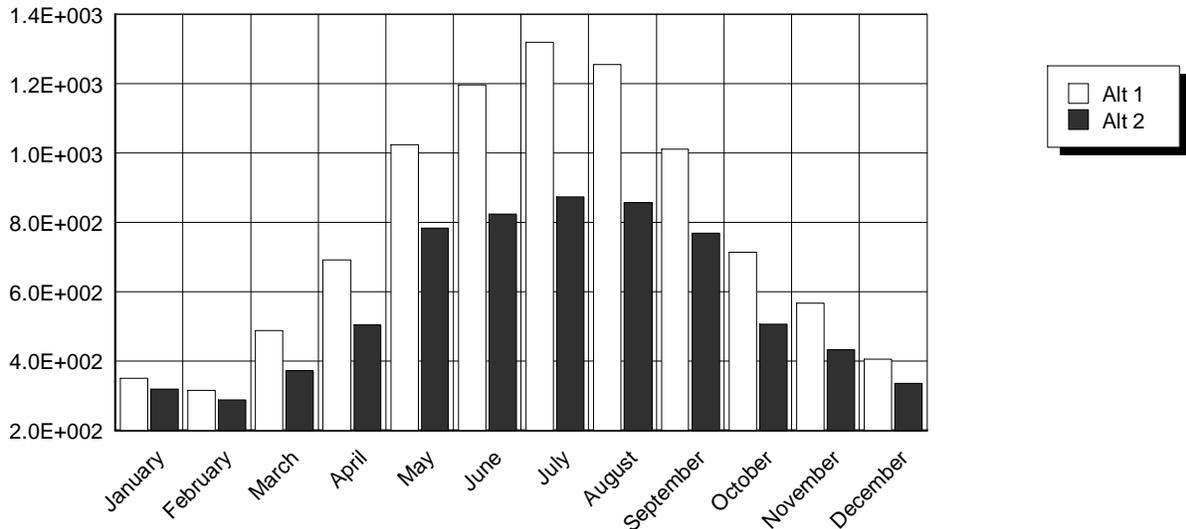
## Economic Summary

Alternative Number	Installed Cost	First Year Util. Cost	Final Year Util. Cost	First Year Maint. Cost	Final Year Maint. Cost	Life Cycle Cost
1	0.00	9,337.57	9,337.57	1,500.00	1,500.00	92,266.33
2	16,250.00	6,859.76	6,859.76	0.00	0.00	74,650.98

## Economic Comparison of the Alternatives

Alt. - Alt.	First Cost Difference	Simple Payback	Net Present Value	Life Cycle Payback	Internal Rate of Return
2 - 1	16,250.00	4.1 yrs	17,615.35	5.5 yrs	24.2 %

## Monthly Utility Costs



## Equipment Energy Consumption by Alternative

	Elect Cons. (kWh)	Water Cons. (1000 gals)	Percent of Total Energy	Total Building Energy (kBtu/yr)	Total Source Energy* (kBtu/yr)
<b>Alternative: 1 - Existing HWA</b>					
Primary heating	1,002		1.0%	3,420	10,261
Cooling Compressor	73,821		71.4%	251,949	755,924
Tower/Cond Fans	6,468		6.3%	22,075	66,232
Other Clg Accessories	1,913		1.9%	6,530	19,593
Pumps	20,198		19.5%	68,937	206,831
<b>Totals**</b>	<b>103,402</b>		<b>100.0%</b>	<b>352,912</b>	<b>1,058,841</b>
<b>Alternative: 2 - Main Building Chiller</b>					
Primary heating	1,002		1.3%	3,420	10,261
Cooling Compressor	21,881		28.8%	74,679	224,059
Tower/Cond Fans	17,398	171	22.9%	59,378	178,152
Condenser Pump	15,567		20.5%	53,132	159,411
Pumps	20,198		26.6%	68,937	206,831
<b>Totals**</b>	<b>76,046</b>	<b>171</b>	<b>100.0%</b>	<b>259,545</b>	<b>778,714</b>

\* Note: Resource Utilization factors are included in the Total Source Energy value.

