



John R. Kasich / Governor  
State of Ohio

Richard Hickman / Director  
Ohio Facilities Construction Commission



OHIO FACILITIES CONSTRUCTION COMMISSION

# Ohio Register

Information of Interest for the  
Architectural, Engineering and Construction Industry

**Issue Number 239**

July 2013

**Response Deadline:**

Varies by project

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Ohio Register: <http://ci.oaks.ohio.gov>

OFCC website: <http://ofcc.ohio.gov>

OSFC website: <http://osfc.ohio.gov>

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# Ohio Register General Information and Requirements

## State of Ohio Standard Forms and Documents

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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 (Form F110-330) available via the Ohio Facilities Construction Commission (OFCC) website at <http://ofcc.ohio.gov>. 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. OFCC 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

OFCC 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 (Form F110-330) for each firm on its team.

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.

### 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.

### 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 (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 OFCC website at <http://ofcc.ohio.gov>. 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 19, 2013

Published Date	Project Name	Total Project Cost	Short-listed A/E Firms <i>*Indicates selected firm</i>	Negotiated A/E Fee
06/13/2013 <b>OR #238</b> OFCC-Administered	DOT-130004 Ohio Department of Transportation, Warren Full Service Maintenance Facility, Athens, Ohio	\$6,800,000	<b>NEW</b> Elford Inc. Humble Construction McTech Corporation	TBD
05/10/2013 <b>OR #237</b> Locally Administered	UTO-130904 University of Toledo, Larimer Athletic Complex Renovations, Toledo, Ohio	\$5,350,000	<b>NEW</b> *SSOE Group The Collaborative TMP Architecture	TBD: Contact Agency / Institution
05/17/2013 <b>OR #237</b> OFCC-Administered	DOT-130006 Ohio Department of Transportation, Athens Full Service Maintenance Facility, Athens, Ohio	\$7,500,000	Elford Inc. McTech Corporation Thomas & Marker Construction	N/A - Varies
04/30/2013 <b>OR #236</b> Locally Administered	YSU-150166 Youngstown State University, Veterans Resource Center, Youngstown, Ohio	\$1,000,000	Adolph Johnson & Son Davis International Mike Coates Construction	N/A - Varies
04/11/2013 <b>OR #236</b> OFCC-Administered	SFC-13A888 Ohio Facilities Construction Commission, Project Auditing Services, Various Locations, Ohio	Varies	Julian & Grube, Inc. Kennedy Cottrell Richards	N/A - Varies
03/28/2013 <b>OR #235</b> Locally Administered	UCN-13038A University of Cincinnati, Lindner COB Facility Audit, Cincinnati, Ohio	\$65,000 (design fee)	CR architecture + design Emersion Design SHP Leading Design Van Auker Akins	TBD
03/22/2013 <b>OR #235</b> OFCC-Administered	DRC-130022 Department of Rehabilitation and Correction, Fire Alarm Upgrade - Ross Correctional Institution, Chillicothe, Ohio	Varies	*Dynamix Engineering KZF Design Prater Engineering Star Consultants	TBD
03/06/2013 <b>OR #235</b> OFCC-Administered	SFC-13D888 Ohio Facilities Construction Commission, Claim Evaluation Consulting Service, Various Locations, Ohio	Varies	<b>Short List</b>	N/A - Varies
03/20/2013 <b>OR #235</b> Locally Administered	LTC-130001 Rhodes State College, Tech Ed Lab HVAC Replacement, Lima, Ohio	\$1,400,000	Poggemeyer Design Group Smith-Boughan Touchstone CPM	TBD: Contact Agency / Institution
02/13/2013 <b>OR #234</b> OFCC-Administered	CSU-010082 Central State University, University Center (CM at Risk), Wilberforce, Ohio	\$29,400,000	Messer Construction Shook Touchstone *Smoot Construction Company	TBD
02/21/2013 <b>OR #234</b> OFCC-Administered	DOT-130003 Department of Transportation, Madison Full Service Maintenance Facility (Design Build), West Jefferson, Ohio	\$8,000,000	Elford Inc. Humble Construction *Miles-McClellan	TBD
02/08/2013 <b>OR #234</b> Locally Administered	UCN-13069A University of Cincinnati, Nippert Stadium Expansion - West Pavilion (CM at Risk), Cincinnati, Ohio	\$65,000,000	Hunt Construction Group Turner Construction Company	TBD: Contact Agency / Institution
02/15/2013 <b>OR #234</b> Locally Administered	BGU-135868 Bowling Green State University, Olscamp Prototype Learning Space (CM at Risk), Bowling Green, Ohio	\$4,000,000	Barton Malow Lathrop Shook Touchstone	TBD: Contact Agency / Institution
02/11/2013 <b>OR #234</b> Locally Administered	UTO-131758 University of Toledo, Substation Emergency Power, Toledo, Ohio	\$8,000,000	Fosdick & Hilmer *JDRM Engineering M Consultants RMF Engineering	TBD: Contact Agency / Institution
01/30/2013 <b>OR #233</b> OFCC Administered	SFC-13P888 Ohio Facilities Construction Commission, Educational Planning, Various Locations, Ohio	Varies	*DeJONG-RICHTER Fanning/Howey Assoc. *Frank Locker FutureThink *Harrison Planning Group Lesko Associates *Warner Concepts	N/A - Varies
01/9/2013 <b>OR #233</b> Locally Administered	UTO-131752 University of Toledo, Core Research Lab Renovation - HVAC Upgrade / Expanded Services - HVAC Upgrade,	\$2,000,000	The jdi group JDRM Engineering SSOE Group	TBD: Contact Agency / Institution

Administered	Toledo, Ohio			
01/29/2013 OR #233 OFCC Administered	ESC-130001 Edison Community College, Parking Renovation, Piqua, Ohio	\$300,000	Freytag & Associates *The Collaborative Star Consultants	TBD
01/18/2013 OR #233 Locally Administered	UCN-13069A University of Cincinnati, Nippert Stadium Expansion (Architect of Record), Cincinnati, Ohio	\$65,000,000	GBBN Architects Heery International Moody Nolan MSA Sport	TBD: Contact Agency / Institution
01/25/2013 OR #233 OFCC Administered	DOT-130006 Ohio Dept of Transportation, Athens Full Service Maintenance Facility (Criteria Architect), Athens, Ohio	\$8,000,000	Abbot Studios ms consultants *Star Consultants	TBD
01/25/2013 OR #233 OFCC Administered	DOT-130005 Ohio Dept of Transportation, Warrensville Heights and Columbiana Full Service Maintenance Facilities (Criteria Architect), Warrensville Hts / Cuyahoga County and Columbiana / Columbiana County	\$12,000,000	DLZ Architecture emersion DESIGN Hardlines Design ms consultants inc *mbi   k2m Architecture	TBD
01/25/2013 OR #233 OFCC Administered	DOT-130004 Ohio Dept of Transportation, Warren Full Service Maintenance Facility (Criteria Architect), Lebanon / Warren County	\$6,000,000	emersion Design *KZF Design URS	TBD
12/18/2012 OR #232 Locally Administered	OHU-131005 Ohio University, Indoor Multi-Purpose Facility (Design Build), Athens, Ohio	\$12,500,000	McTech-Karr Joint Venture Rudolph/Libbe *Turner Construction	TBD: Contact Agency / Institution
12/03/2012 OR #232 OFCC- Administered	SFC-13E999 Ohio Facilities Construction Commission, Engineer, Surveying, Energy and Commissioning Services Consultant List FY14-15, Various locations, Ohio	Varies	<a href="#">Presentation Report</a>	N/A - Varies
12/18/2012 OR #232 Locally Administered	OHU-131005 Ohio University, Indoor Multi-Purpose Facility (Design Build), Athens, Ohio	\$12,500,000	McTech-Karr Joint Venture Rudolph/Libbe \$Turner Construction	TBD: Contact Agency / Institution
12/21/2012 OR #232 Locally Administered	OHU-131015 Ohio University, Housing Development Plan - Phase 1 (CM at Risk), Athens, Ohio	\$100,000,000	The Corna Kokosing & Elford Team Donley's, Inc. Gilbane/Smoot Lend Lease (US) Construction	TBD: Contact Agency / Institution
11/26/2012 OR #231 OFCC- Administered	SFC-13A999 Ohio Facilities Construction Commission, Architect and Landscape Architect Consultant List FY14-15, Various locations, Ohio	Varies	<a href="#">Presentation Report</a>	N/A - Varies
11/30/2012 OR #231 Locally Administered	UCN-11039B University of Cincinnati, CH-Building B - Addition Aerospace Engineering Combustion Test Cells (Design-Build), Cincinnati, Ohio	\$1,800,000	D.A.G. Construction HGC Construction *Thurnbull-Wahlert Construction Quandel Construction Group	TBD: Contact Agency / Institution
11/20/2012 OR #231 Locally Administered	BGU-125826 Bowling Green State University, Organic Chemistry Lab Renovation, Bowling Green, Ohio	\$900,000	*Baxter Hodell Donnelly Preston eS Architecture Levin Porter Associates URS	TBD: Contact Agency / Institution
11/15/2012 OR #231 OFCC- Administered	ADJ-130015 Adjutant General's Department, Camp Perry Building 2 (Theater) HVAC Renovation, Port Clinton, Ohio	\$500,000	Advanced Engineering Consultants Buehrer Group Dynamix Engineering Star Consultants	\$46,700
11/15/2012 OR #231 OFCC- Administered	EXP-130001 Ohio Expositions Commission, Phase 3 Electrical Improvements, Columbus, Ohio	\$3,120,000	*Bennett Engineering M-Engineering Star Consultants	\$240,305
11/15/2012 OR #231 OFCC- Administered	EXP-130003 Ohio Expositions Commission, Master Plan Update, Columbus, Ohio	To be negotiated	*Davis Wince, Ltd. MSK2, LLC mbi   k2m Architecture	\$295,200
11/15/2012 OR #231 OFCC- Administered	EXP-130002 Ohio Expositions Commission, Miscellaneous Improvements, Columbus, Ohio	\$2,880,000	*Davis Wince, Ltd. eS Architecture and Development M+A Architects	\$256,618
11/15/2012 OR #231 Locally Administered	ADJ-130016 Adjutant General's Department, Camp Perry Bldg. 2807 Renovation Project, Port Clinton, Ohio	\$750,000	*Buerher Group PM WI Star Consultants	TBD: Contact Agency / Institution
11/14/2012 OR #231 Locally Administered	ADJ-130006 through ADJ-130010 Roof Replacement Project(s): Columbus, Stow, Walbridge, Wooster, Youngstown Armories, Ohio	\$1,600,000	*eS Architecture (Stow) *Kabil Associates (Youngstown) *KZF Design (Wooster) Mackovich and Pusti PM WI *SFA Architects (Columbus) Shremshock Architects *Star Consultants (Walbridge)	TBD: Contact Agency / Institution
11/30/2012 OR #231 OFCC- Administered	DVS-130004 Department of Veterans Services, Resident Safety Renovation, Georgetown, Ohio	\$761,548	*emersion DESIGN KZF Design Poulos + Schmid Design Group	TBD
11/19/2012 OR #231 OFCC-	DVS-130009 Department of Veterans Services, Secrest, Giffin Replace	\$4,583,800	*Poggemeyer Design Group Poulos + Schmid Design Group	\$369,450

Administered	Sewer Lines, Traps, Sandusky, Ohio		Star Consultants	
11/01/2012 OR #231 OFCC- Administered	DVS-130003 Department of Veterans Services, Secret Electrical Panel and Service Upgrade, Sandusky, Ohio	\$5,999,500	Dynamix Engineering Poggemeyer Design Group *Tec, Inc.	\$392,756
11/01/2012 OR #231 OFCC- Administered	DVS-130007 Department of Veterans Services, Secret, Renovate Steam Lines, Sandusky, Ohio	\$2,732,500	Heapy Engineering Poggemeyer Design Group *RMF Engineering URS Corporation	TBD
11/01/2012 OR #231 OFCC- Administered	DVS-130008 Department of Veterans Services, Secret, Giffin HVAC 2 pipe to 4 pipe, Sandusky, Ohio	\$3,579,500	M Engineering *Star Consultants URS Corporation	\$277,825
11/01/2012 OR #231 OFCC- Administered	DVS-130005 Department of Veterans Services, Multipurpose Room Addition, Georgetown, Ohio	\$4,018,400	*emersion DESIGN KZF Design Group PFB Architects SFA Architects	\$283,453
11/01/2012 OR #231 OFCC- Administered	DVS-130010 Department of Veterans Services, Dining Area Renovations, Georgetown, Ohio	\$1,038,500	KZF Design Group PFB Architects *SFA Architects	\$90,124
10/17/2012 OR #230 OFCC- Administered	BTC-130007 Belmont College, Health Sciences Center (CM at Risk), Ohio	\$9,100,000	Project and Construction Services Robertson Construction Services *Ruscilli Construction RW Setterlin Building Company Shook Construction	\$730,760
10/29/2012 OR #230 OFCC- Administered	DMR-120001 Department of Developmental Disabilities, Cambridge Developmental Center, Infrastructure Improvements, Cambridge, Ohio	\$1,600,000	*Advanced Engineering Consultants Karpinski Engineering Roger D. Fields & Associates Scheeser Buckley Mayfield	TBD
10/29/2012 OR #230 OFCC- Administered	DOT-130003 Department of Transportation, Madison Full Service Maintenance Facility, Urbana, Ohio	\$8,000,000	*Renouveau Design RP Architects Star Consultants	\$251,017
10/22/2012 OR #230 Locally Administered	OHU-137010 Ohio University, Heritage College of Osteopathic Medicine, Cleveland, Ohio	\$10,600,000	Bostwick Design Partnership *Design Group Westlake Reed Leskosky	TBD: Contact Agency / Institution
10/18/2012 OR #230 OFCC- Administered	BTC-130009 Belmont College, Main Building HVAC and Lighting Systems Upgrade, St. Clairsville, Ohio	\$2,180,000	DLZ Ohio *Karpinski Engineering Prater Engineering Associates Star Consultants	TBD
09/11/2012 OR #229 OFCC- Administered	DPS-120003 Department of Public Safety, Academy Courtyard Addition, Columbus, Ohio	\$3,590,000	*Feinknopf Macioce Schappa Architects Moody Nolan URS Corporation	\$271,410
09/30/2012 OR #229 Locally Administered	UTO-130853 University of Toledo, University Hall Renovations, Toledo, Ohio	\$1,500,000 / \$2,000,000	*Duket Architects Planners Munger Munger + Associates Architects The Collaborative, Inc.	TBD: Contact Agency / Institution
09/19/2012 OR #229 Locally Administered	BGU-125824 Bowling Green State University, Ohio Bureau of Criminal Identification and Investigation Organic Chemistry Lab Renovation, Bowling Green, Ohio	\$11,900,000	Bostwick Design Partnership Buehrer Group Architecture & Engineering M+A Architects Moody Nolan SSOE Group	TBD: Contact Agency / Institution
08/21/2012 OR #228 OFCC- Administered	DOT-130002 Department of Transportation, Highland Full Service Maintenance Facility, Hillsboro, Ohio	\$7,500,000	*KZF Design Moody Nolan Renouveau Design Schorr Architects	TBD
08/23/2012 OR #228 Locally Administered	OHU-131140 Ohio University, Convocation Center Concrete Restoration, Athens, Ohio	\$1,100,000	Barber & Hoffman Osborn Engineering Shelly, Metz, Baumann, Hawk, Inc.	TBD: Contact Agency / Institution
08/16/2012 OR #228 Locally Administered	UTO-130850 University of Toledo, Maumee AOC-Wolf Creek Watershed, Oregon, Ohio	\$1,348,595	Barr Engineering Hull & Associates The Mannick & Smith Group	TBD: Contact Agency / Institution
08/1/2012 OR #228 Locally Administered	UTO-130848 University of Toledo, Steam & Chilled Water Line Extension, Toledo, Ohio	\$4,000,000	Fosdick & Hilmer M Engineering *Poggemeyer Design Group RMF Engineering	TBD: Contact Agency / Institution
08/13/2012 OR #228 OFCC- Administered	DVS-130001 Ohio Department of Veterans Services, Paving, Sandusky, Ohio	\$3,900,000	Brunkhorst Engineering KZF Design *Poggemeyer Design Group Star Consultants	\$293,935
08/21/2012 OR #228 OFCC- Administered	COM-130001 Ohio Department of Commerce, Building A Renovation and Site Infrastructure, Reynoldsburg, Ohio	\$2,500,000	*Feinknopf Macioce Schappa GPD Group Renouveau Design Star Consultants	\$193,759
08/08/2012 OR #228 Locally Administered	BGU-125815 Bowling Green State University, Student Recreation Center Addition & Renovation (CM at Risk), Bowling Green, Ohio	\$11,000,000	Barton Malow Company *Gilbane Construction Mosser Construction Thomas & Marker Construction	TBD: Contact Agency / Institution

07/10/2012 <b>OR #227</b> Locally Administered	KSU-11B153 Center for Innovation in Health Professions (Local Architect of Record), Cleveland State University, Cleveland, Ohio	\$35,000,000	Braun & Steidl Architects NBBJ Perspectus Architecture *Stantec Architecture Westlake Reed Leskosky	\$3,019,400
07/19/2012 <b>OR #227</b> Locally Administered	KSU-11B153 Kent State University, New Facility for the CAED (CM at Risk), Kent, Ohio	\$40,000,000	Gilbane Building Company Ozanne Construction Company Turner Construction Company	TBD: Contact Agency / Institution
07/18/2012 <b>OR #227</b> Locally Administered	KSU-11B153 Kent State University, New Facility for the CAED (A/E), Kent, Ohio	\$40,000,000	Bialosky + Partners Architects Bohlin Cywinski Jackson (PA) KZF Design NBBJ Richard L. Bowen + Associates The Collaborative Inc. Westlake Reed Leskosky WTW Architects	TBD: Contact Agency / Institution
07/12/2012 <b>OR #227</b> Locally Administered	YSU 1516-1 Youngstown State University, Melnick Hall Renovations, Youngstown, Ohio	\$4,500,000	BSHM Architects *Stollo Architects URS	TBD: Contact Agency / Institution
07/12/2012 <b>OR #227</b> Locally Administered	UCN-12120A University of Cincinnati, Lindner Center Graphics & Displays, Cincinnati, Ohio	\$2,500,000	FRCH Design Worldwide HealyKohler Design (MD) Perkins+Will (IL) MSA Architects Populous Architects (MO) Workshop Design (MO)	TBD: Contact Agency / Institution
07/26/2012 <b>OR #227</b> SAO-Administered	BWC-130001 Ohio Bureau of Workers' Compensation, Emergency Generator Power Back-up to the York Chiller, Columbus, Ohio	\$978,000	DLZ Ohio Prater Engineering *Star Consultants	\$97,500
07/24/2012 <b>OR #227</b> SAO-Administered	BWC-130002 Ohio Bureau of Workers' Compensation, OFCC Tenant Improvements, Columbus, Ohio	\$1,425,000	*Continental Building Systems Megen Construction Company Star Consultants	\$73,335
06/14/2012 <b>OR #226</b> Locally Administered	OSU-120253 The Ohio State University, Longaberger Covered Pavilion, Columbus, Ohio	\$1,600,000	Cypripedium Landscape / Architecture Studio MKSK *Rogers Krajnak Architects	\$144,297
06/07/2012 <b>OR #226</b> Locally Administered	OSU-120263 The Ohio State University, Wexner Education Group Space, Columbus, Ohio	\$2,383,746	Bostwick Design Partnership Braun & Steidl Architects Eric Owen Moss Architects Lincoln Street M+A Architects *Smith-Miller + Hawkinson Architects	TBD: Contact Institution / Agency
06/22/2012 <b>OR #226</b> SAO-Administered	DMR-120002 Ohio Department of Developmental Disabilities, NODC Infrastructure Improvements, Toledo, Ohio	\$3,500,000	Buehrer Group STAN and Associates Star Consultants	\$256,350
06/29/2012 <b>OR #226</b> Locally Administered	KSU-12B948 Kent State University New Building for the CAEST (CM at Risk), Kent, Ohio	\$15,000,000	*Hammond Construction Ozanne Construction Company The Ruhlin Company	TBD: Contact Agency / Institution
06/27/2012 <b>OR #226</b> Locally Administered	KSU-12B949 Kent State University Renovations and Additions for the School of Art (CM at Risk), Kent, Ohio	\$25,000,000	Donley's, Inc. *Ozanne Construction Company The Ruhlin Company Turner Construction Company	TBD: Contact Agency / Institution
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	\$1,263,877
05/29/2012 <b>OR #225</b> Locally Administered	OHU-05022012 Ohio University, Indoor Multi-Purpose Facility, Athens, Ohio	\$12,000,000	Lloyd W. Miller, Architect Panich, Noel & Associates *Moody-Nolan MS Consultants	TBD: Contact Agency / Institution
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	\$730,760
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.	\$65,490
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

03/29/2012 <b>OR #223</b> Locally Administered	DRC-120006 Ohio Department of Rehabilitation and Correction, Sallyport Upgrade - LorCI, Grafton, Ohio	\$730,250	*Kramer Engineers mbi/k2m Renouveau Design	TBD: Contact Agency / Institution
03/09/2012 <b>OR #223</b> Locally Administered	OSU-090442 The Ohio State University, Smith Lab Rehabilitation, Columbus, Ohio	\$12,000,000	*Gilbane Building Company Hammond Construction Quandel Construction Group	TBD: Contact Agency / Institution
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 (CM at Risk), Kent, Ohio	\$80,000,000	Donley's, Inc. Gilbane Building Company Lend Lease (US) Construction *Turner Construction Company	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: Contact Agency / Institution
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	Hill International *Karpinski Engineering URS Corporation	TBD: Contact Agency / Institution
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: Contact Agency / Institution
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: Contact Agency / Institution
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.	\$486,000
02/09/2012 <b>OR #222</b> Locally Administered	OSU-080363 The Ohio State University, Schottenstein Center - Basketball Practice Facility, Columbus, Ohio	\$13,771,907	Gutknecht Construction Messer Construction *Ruscilli Construction Whiting Turner Contracting	TBD: Contact Agency / Institution
02/09/2012 <b>OR #222</b> Locally Administered	OSU-081049 The Ohio State University, Selected Tunnel Replacement Project, Columbus, Ohio	\$6,380,000	*George J Igel & Co Gutknecht Construction Whiting Turner Contracting	TBD: Contact Agency / Institution
02/09/2012 <b>OR #222</b> Locally Administered	OSU-091575 The Ohio State University, Hospital Kitchens Renovation, Columbus, Ohio	\$11,000,000	*Elford Gilbane Building Quandel Building	TBD: Contact Agency / Institution
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> Locally Administered	WSU-120006 Wright State University Enrollment Services Renovation Fairborn, Ohio	\$2,150,000	Annette Miller Architects McGill Smith Punshon Robert Maschke Architects SHP Leading Design	TBD: Contact Agency / Institution
01/06/2012 <b>OR #221</b> Locally Administered	OSU-120206 The Ohio State University, Celeste and Evans Cooling Improvements, Columbus, Ohio	\$1,500,000	*Karpinski Engineering Korda/Nemeth Engineering Kramer Engineers	\$150,500
01/24/2012 <b>OR #221</b> Locally Administered	OSU-120192 The Ohio State University, ULAR Animal Facility Building Study, Columbus, Ohio	\$107,000	Flad & Associates Louviere, Stratton & Yodel LLC (MD) *NBBJ ZGF (NY)	\$100,000
01/24/2012 <b>OR #221</b> Locally Administered	OSU-120136 The Ohio State University, Wilce - Addition and Renovation, Columbus, Ohio	\$3,700,000	Design Group *Perspectus Architecture Phillip T Markwood Architects	\$364,867
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>	OHU-121720 Heritage College of Osteopathic Medicine, Columbus		*BHDP Bostwick Design Partnership	TBD: Contact

Locally Administered	Area Medical Facility - Ohio University Franklin County, Ohio	TBD	Design Group NBBJ	Agency / Institution
12/09/2011 <b>OR #220</b> Locally Administered	OSU-120210 The Ohio State University, OARDC-Ag Engineering Bldg Replacement, Wooster, Ohio	\$14,000,000	Bostwick Design Partnership *NBBJ Stantec Van Auken Akins	\$1,038,261
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	\$144,792
12/12/2011 <b>OR #220</b> Locally Administered	OSU-120217 The Ohio State University, Kottman Hall Fire Alarm System, Columbus, Ohio	\$512,631	*Advanced Engineering Consultants Motz Consulting Engineers W.E. Monks & Co	\$49,154
11/01/2011 <b>OR #219</b> Locally Administered	OSU-081049 The Ohio State University, Selected Tunnel Replacement Projects, Columbus, Ohio	\$6,380,000	*DLZ Ohio FTC&H (MI) Jones-Stuckey Ltd Korda Nemeth	\$315,470
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-120059 The Ohio State University, Cannon Drive Relocation, Phase 1, Columbus, Ohio	\$17,500,000	DLZ Ohio *Evans Mechwart Hamblen & Tilton Korda/Nemeth	\$800,000
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	*Acocock Associates Architects Feinknopf Macioce Schappa URS	\$941,588
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 *Prater 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>	ADJ-110017 Rickenbacker Enclave Paving Renovation	\$2,500,000	*American Structure EMHT	TBD: Contact Agency /

Locally Administered	Adjutant General's Department Columbus, Ohio		Jobes Henderson	Institution
04/20/2011 <b>OR #212</b> Locally Administered	ADJ-110009 Walbridge Armory 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 Armory 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 Armory 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 Armory 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 Armory 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) Kent State University Kent, Ohio	\$30,000,000	*Domokur Architects KZF Design The Collaborative	TBD: Contact Agency / 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>	UCN-09137A Storm Water Demonstration Project		Bayer Becker	TBD: Contact

Locally Administered	University of Cincinnati Columbus, Ohio	\$2,600,000	Kinzelman Kline Gossman *Kleingers & Associates	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 Athens, Ohio	\$1,420,000	DLZ Kramer Engineers SHP Leading Design *W.E. Monks	TBD: Contact Agency / Institution
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 McCampbell 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	\$147,500
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 <b>OR #201</b> Locally Administered	DMR-100003 NODC Paving 2010 Northwest Ohio Developmental Center Toledo, Ohio	\$400,000	The Mannik & Smith Group Chevey & Piccin *Buehrer Group	\$25,611
04/02/2010 <b>OR #200</b> 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	\$15,354
02/24/2010 <b>OR #198</b> 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 <b>OR #198</b> 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 <b>OR #196</b> 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 <b>OR #196</b> 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 <b>OR #196</b>	OSU-090445 Dreese Exterior Sealant Repair		Abbot Studios Architects & Planners	

Locally Administered	The Ohio State University Columbus, Ohio	\$1,270,000	*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 Jobes 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 Locally Administered	OSU-090581 Chemical and Biomolecular Engineering and Chemistry Building - <i>Commissioning</i> The Ohio State University Columbus, Ohio	\$126,000,000	*Four Seasons FTC&H Heapy Engineering Horizon Engineering	\$393,333.54
11/10/2009 OR #195 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 OR #195 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 OR #195 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 OR #194 Locally Administered	OHU-091500 Clippinger 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 OR #194 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 OR #193 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 Welty Building Company	\$1,405,035
09/11/2009 OR #193 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 NEUCOM Rootstown, Ohio	\$37,930,000	Burt Hill, Inc. Hasenstab Architects *TC Architects URS	\$2,727,555
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 ORV/JCF 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

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# Request for Qualifications (CM at Risk Contract)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	<u>Creative Arts Center Addition and Renovation</u>	Response Deadline	<u>July 22, 2013</u>	<u>5:00 pm</u>	local time
Project Location	<u>Wright State University</u>	Project Number	<u>WSU-120034</u>		
City / County	<u>Dayton / Greene</u>	Project Manager	<u>Wende Morgan-Elliott</u>		
Owner	<u>Wright State University</u>	Contracting Authority	<u>Local Higher Education</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 (Form F110-330) directly to Wende Morgan-Elliott at Wright State University, 395 University Hall, 3640 Colonel Glenn Highway, Dayton, OH 45435-0001. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

The scope of this project includes a new addition and renovation of the existing Creative Arts Center (CAC) at Wright State University. This projects impact all departments currently housed in the building include Theater, Dance, Motion Picture, Music and Art. As currently constructed, the structure is actually three separate buildings that are connected at the ground floor and basement. Given that all programs are part of the College of Liberal Arts and are co-located, a stated goal of this project is to create opportunities within the facility for enhanced collaboration and interaction between the programs and students while redefining the CAC as an iconic structure on Wright State University's campus. There is approximately 187,800 gross square feet (GSF) of space existing in the current CAC building.

In addition to the renovations required in the Creative Arts Center, this project relocates the Motion Picture program from the CAC to the current Television Center. The scope of renovation in the TV Center includes updates to the existing production studios, support spaces and additional faculty office spaces in the adjacent Dunbar Library basement. The approach presented herein reuses existing space in the TV Center to the greatest degree possible, with minimal new construction, in order to align with the available budget. In order to achieve this, many of the spaces will need to be designed to be multi-use and serve several different functions in lieu of providing dedicated and potentially less-utilized spaces for each use. Because multiple functions have been combined and the highly technical nature of many of the spaces requested this may result in a reduced ability to meet all recommendations, but is a pragmatic solution due to the budget. Additional investigation into the technical and audio visual requirements for these spaces should be more thoroughly investigated in the schematic design phase. There is approximately 14,350 GSF of space in the current TV Center and adjacent library office area to be renovated.

In order to accommodate the proposed renovations and additions, the CAC and TV Center will be required to undergo upgrades to meet the current Ohio Building Code. These upgrades will include energy upgrades to meet HB 251, adding an elevator and a fire suppression system to the TV Center and substantial renovation to the toilet rooms. The current toilet rooms in the TV Center are in the basement and are not accessible to the handicapped and there are currently no toilet rooms on the main floor of the TV Center. An addition to the TV Center including accessible toilet rooms, an elevator is included in this POR. The CAC the scope includes substantial toilet room upgrades throughout the facility as well as new toilet rooms in the new Commons/Gallery addition to serve the patrons. A copy of the Program of Requirements can be downloaded from this website: [http://www.wright.edu/administration/facilities/projects/current\\_future/files/wsu-cac-por-final2013\\_3\\_25.pdf](http://www.wright.edu/administration/facilities/projects/current_future/files/wsu-cac-por-final2013_3_25.pdf)

1. **LEED.** The project shall be designed utilizing sustainable principles, but is not required to obtain LEED certification.
2. **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

State Prevailing Wage requirements apply to this project.

# Request for Qualifications (CM at Risk Contract)

## State of Ohio Standard Forms and Documents

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### 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. The Construction Manager's scope of services shall also include partnering with the A/E to perform a comprehensive investigation of the existing facilities, building sites and building systems. 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. 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, and the Basis Documents. 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. The Construction Manager scope of services shall also include a complete investigation of the existing facilities, building sites and building systems.

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 State Architect's Office. 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 Construction Manager is to be fully responsible for the schedule for this project. The master schedule will detail both design and construction timelines on all phases and bid packages and be inclusive of all design and construction tasks through building furnishing and occupancy. This schedule should be coordinated with the A/E team weekly and an update sent to WSU's Project Management Team. 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. We expect the CM to be fully engaged in the model updates for the purpose of updating schedule and budget.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

**Request for Qualifications (CM at Risk Contract) continued**

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**C. Funding / Estimated Budget**

Total Project Cost	<u>\$22,752,500.00</u>
Construction Cost	<u>\$15,375,000.00</u>
State Funding	<u>\$0</u>
Other Funding	<u>\$22,752,500.00</u>

**D. Anticipated Schedule**

CM Services Start (mm/yy)	<u>10/ 13</u>
Construction Contracts Start (mm/yy)	<u>01 / 14</u>
Construction Contracts Completed (mm/yy)	<u>08/ 16</u>
CMR Services Completed (mm/yy)	<u>12/ 16</u>

**E. EDGE Participation Goal**

Percent of Total Construction Contracts Awarded	<u>5%</u>	Percent of <i>initial</i> TOTAL CM Fee	<u>1%</u>
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**F. Evaluation Criteria for 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 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)
  - Familiarity with complex renovation projects within a fully occupied facility
  - Successful execution of projects in a fine arts environment
  
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	July 22, 2013
Short Listing of Firms & RFP Issued	August 9, 2013
Individual Pre-Proposal Meetings	August 20 & 21, 2013
Proposals Due	September 6, 2013
Interviews	September 24 & 25, 2013
Selection of Construction Manager	October 2, 2013

Cancellation and Rejection:

The Contracting Authority reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

Interested CM firms are required to submit the Commitment to participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the CM'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 CM's Proposal. Both forms can be accessed via the OFCC website at <http://ofcc.ohio.gov>. The Intent to Contract and to Perform form is again required at the Fee Proposal stage.

## Request for Qualifications (CM at Risk Contract) continued

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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.

### H. Submittal 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 Wende Morgan-Elliott at [wende.morgan-elliott@wright.edu](mailto:wende.morgan-elliott@wright.edu) with the project name and number. Questions will be answered in writing until ten days 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, Monday, July 22, 2013.

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. Firms are required to submit the current version of Statement of Qualifications (Form F110-330) available via the OFCC website at <http://ofcc.ohio.gov>.
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) Gallery and Studio spaces; (b) Performing Arts support spaces; (c) University Projects of similar scale and scope (d) Wright State University Projects; (e) State of Ohio Projects.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

LEED AP ND (Neighborhood Development specialty)  
LEED AP Homes (Specialty for residential LEED construction)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)

Other Industry Credentials

CCCA: Certified Construction Contract Administrator (CSI)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# CM at Risk Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name Creative Arts Center Addition and Renovation Proposer Firm \_\_\_\_\_  
 Project Number WSU-120034 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 100 miles from project site	4 - 5	
	100 miles to 200 miles from project site	2 - 3	
	More than 200 miles from project site	0 - 1	
b. Amount of fees awarded by the Contracting Authority to the primary CM firm in the previous 24 months (exclude projects on hold)	Less than \$1 million in previous 24 months	5	
	\$1 million to \$2 million in previous 24 months	2	
	More than \$2 million in previous 24 months	0	
<b>2. Primary CM Qualifications (Maximum 40 points)</b>			
a. Project Management Lead (e.g., education, experience, credentials)	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 40
b. Project Administration Lead (e.g., awards, publications, appropriateness, innovation)	Experience / creativity of project admin staff to achieve owner's vision and requirements	0 - 10	
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 - 10	
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 10 points)</b>			
a. Key Consultants	Experience / ability of key consultants to perform effectively and collaboratively	1 - 5	
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	0 - 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 2 sample projects	1	
	2 to 4 sample projects	2	
	More than 4 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 (CM at Risk)	Less than 3 projects	0 - 3	
	3 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 the <i>OFC Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
		<b>Subtotal</b>	

\* 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

Notes:

Evaluator:

Name \_\_\_\_\_

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



# Request for Qualifications (CM at Risk Contract)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	<u>Stilwell Hall Renovation</u>	Response Deadline	<u>August 9, 2013 2:00 pm</u> local time
Project Location	<u>1960 E. 24<sup>th</sup> Street</u>	Project Number	<u>CLS-131334 / CP-1334</u>
City / County	<u>Cleveland / Cuyahoga</u>	Project Manager	<u>Melanie Boyd</u>
Owner	<u>Cleveland State University</u>	Contracting Authority	<u>Local Higher Education</u>

No. of paper copies requested (stapled, not bound) 4 - Tabbed No. of electronic copies requested on CD (PDF) 1

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Melanie Boyd at 1802 E. 25<sup>th</sup> Street, Rm 216, Cleveland, Ohio 44114. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

Cleveland State University is requesting interested firms to submit qualifications to provide preconstruction and construction services as Construction Manager at Risk (CM) for the Stilwell Hall Renovation project.

The Fenn College of Engineering at Cleveland State University is developing a new model for engineering education which demands up-to-date learning environments in laboratories, classrooms, student spaces, circulation, support spaces, and public spaces. The college is housed in Stilwell Hall, a structure built in 1924. The upgrade will necessitate a major renovation encompassing interior and exterior refurbishments.

The total area of the building is approximately 196,000 gsf. The amount of this area used for renovations will be determined as part of the Architect/Engineer's (A/E) planning/programming phase. The interior renovations will address key programmatic areas on all five (5) floors of the building (Lower Level through 4<sup>th</sup> Floor) to meet current and future needs for the College.

Exterior renovations will include the restoration and re-supporting the failing existing stone skin on the east façade; masonry restoration, new east entry; replacement of existing windows/curtain wall systems on all facades; new north entry and façade on Chester Avenue; roof replacement on lower roofs and pedestrian bridge; and site work that ties into the surrounding campus walks and integrates the new entries and perimeter work. Exterior assessments were performed from 2010 to 2012 for the building envelope. Work done as part of this contract restoring the existing exterior facades to remain will be done through the University's Envelope Consultant, already under contract. The CM will coordinate the project with this consultant.

Also, the scope of work will focus on replacement of aging and failing infrastructure and systems that coincide with the reorganization of program spaces. Some upgrades may also be necessary outside of the parameters of the reorganized spaces. The infrastructure and system needs will include new air handling equipment, heating and plumbing piping replacement, HVAC controls, fire suppression, electrical systems, fire alarm, telecommunications, and audio/visual systems. Assessments of systems will be performed by the A/E during the planning/programming phase in conjunction with the anticipated programmatic need for the College.

A Program of Requirements (POR) will be developed as a part of the project by the A/E who will be under separate contract with the University.

The building will remain occupied during construction, and a phased construction and multiple bid packages may be required.

The project will be registered with the USGBC with a goal of achieving LEED Silver Certification. Maximizing energy conservation is a critical component of the design and project goals to comply with House Bill 251. The CM 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.

State Prevailing Wage requirements apply to this project.

## Request for Qualifications (CM at Risk Contract) continued

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

### B. Scope of Services

The selected Construction Manager (CM), as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Contracting Authority and/or Owner, the breakdown of the 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 on documents produced by the Architect/Engineer during the Pre-design, Schematic Design, Design Development, and Construction Document stages; develop and maintain estimates of probably construction cost, value engineering, project schedules, and construction schedules; lead and manage the Subcontractor Prequalification and Bidding process, Construction and Closeout Stage

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

In addition to cost estimating services provided by the CM, the A/E will be performing parallel cost estimates and the CMR will be required to reconcile their respective construction estimate with the A/E at each phase of the design process up to final bid documents. These estimates will be provided at the Schematic Design (SD) Phase, Design Development (DD) Phase, and a minimum of two (2) Construction Document (CD) Phase estimates prior to going out to bid. The A/E and the CM will use a similar format in cost estimating to accommodate reconciliation of the estimates.

During the construction period, provide on-site construction management services each week as designated in the CM implementation plan, including (1) attendance at progress meetings, (2) written daily reports, (3) on-site representation comprised of the CM and its consultant staff involved in the project, all having relevant and appropriate types of construction management experience.

The preconstruction and construction services are generally described below. Subcontracts including but not limited to Plumbing, Fire Protection, HVAC, Electrical, Audio Visual (AV), Security, and 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 and/or Owner, the A/E and the CM. The Contracting Authority and/or Owner shall have access to all books, records, documents and other data in the CM's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

Preconstruction Services The CM will work cooperatively with the Contracting Authority and/or Owner, A/E and Project Team, and will provide, among other services, cost estimating, budgeting, value engineering, constructability review, scheduling and preconstruction planning throughout the preconstruction stages.

Multiple bid packages will be developed by the A/E to "fast track" the design and construction. The CM is to work with the Owner and the A/E to coordinate, estimate, bid, and construct these separate packages as determined early in the project.

When the drawings and specifications are at a stage of completion specified in the Agreement and in conjunction with the agreed upon multiple bid packages (fast track), such partially completed documents (the "Basis Documents") shall be provided to the CM, together with the A/E's detailed listing of any material incomplete design elements and the A/E's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The CM shall submit to the Contracting Authority and/or Owner and the A/E their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The CM, the Contracting Authority and/or Owner and the A/E (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 Contracting Authority and/or Owner, the A/E and the CM. The CM shall then submit to the Contracting Authority, for approval, the CM's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions and the Design Intent Statement. Contingent upon the Contracting Authority's approval of the final Contract Sum (GMP Amendment), the parties will enter into an amendment to the Agreement establishing the Contract Sum (GMP Amendment). The final negotiated Contract Sum shall not exceed the Project Budget established for construction. If the proposed Contract Sum exceeds such budget, then the Contracting Authority may terminate its agreement with the CM and seek from other firms bids for completion of the Project.

During the Preconstruction Services, the CM is required to work with the A/E on Building Information Modeling (BIM) of the project to prepare for the Construction Stage of the Project.

**Request for Qualifications (CM at Risk Contract) continued**

Construction Services: The CM shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The CM shall hold all subcontracts and shall be fully responsible for the means and methods of construction, coordinating and bidding multiple bid packages (fast track), Building Information Modeling (BIM) coordination between themselves and their subcontractors, local permitting, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations including monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Contracting Authority. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Contracting Authority reserves the right to approve the CM'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 (Form F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Construction Manager-at-Risk Preconstruction Services
2. Construction Manager-at-Risk Construction Services
3. Construction Manager-at-Risk Contract Sum (GMP) Pricing Experience
4. Higher education science/lab research facilities
5. College or University Academic building construction experience
6. Experience with fast track construction projects
7. Project achieved aesthetics and performance on a tight budget and schedule
8. LEED projects and high-performance building technologies and energy performance
9. Experience with State of Ohio Capital Projects
10. Exterior Envelop rehabilitation/restoration

**C. Funding / Estimated Budget**

Total Project Cost	<u>\$12,735,062.00</u>
Construction Cost	<u>\$9,185,000.00</u>
State Funding	<u>\$12,735,062.00</u>
Other Funding	<u>\$0</u>

**D. Anticipated Schedule**

CM Services Start (mm/yy)	<u>11/13</u>
Construction Contracts Start (mm/yy)	<u>11/14</u>
Construction Contracts Completed (mm/yy)	<u>4/16</u>
CMR Services Completed (mm/yy)	<u>6/16</u>
DD GMP Approval (mm/yy)	<u>10/14</u>

**E. EDGE Participation Goal**

Percent of Total Construction Contracts Awarded	<u>5%</u>	Percent of <i>initial</i> TOTAL CM Fee	<u>5%</u>
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**F. Evaluation Criteria for Selection**

Selection Criteria:

The CM 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 State and 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 Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Contracting Authority determines that fewer than three firms are qualified, it will only select the qualified firms.

Request for Proposal:

The short-listed firms shall be sent a Request for Proposal (RFP) that will invite the firms to submit pricing proposals containing their proposed preconstruction stage compensation 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 Agreement with the Contracting Authority

## Request for Qualifications (CM at Risk Contract) continued

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containing the contract terms and conditions, (ii) a set of the most recent design documents and (iii) a proposed Project schedule.

### Pre-Proposal Meeting:

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

### Interview:

After submitting responses to the RFP, the short-listed firms will be interviewed by the Contracting Authority and representatives of the Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance with the timetable, budget and EDGE, LEED, and BIM expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

### Selection Schedule:

Tentative schedule is subject to change.

RFQ Posted and Advertised	July 8, 2013
Qualifications Due	August 9, 2013
RFP issued to the Short-Listed Firms	August 30, 2013
Site Visit at Cleveland State project site	September 2, 2013
Pre-proposal Meetings at Cleveland State University	September 2, 2013
Proposals Due	September 25, 2013
Interviews at Cleveland State University	October 7, 2013
Selection of CM	October 11, 2013

### Cancellation and Rejection:

The Contracting Authority reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

Interested CM firms are required to address how they will implement Building Information Modeling ("BIM") on the project, experience and level of training of staff related to BIM, incorporation of team partners that have previous BIM experience, and an understanding of collaborative BIM processes, including but not limited to the *State of Ohio BIM Protocol* available at the OFCC website at <http://ofcc.ohio.gov>.

Interested CM firms are required to submit the Commitment to participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the CM'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 CM's Proposal. Both forms can be accessed via the OFCC website at <http://ofcc.ohio.gov>. 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.

## **H. Submittal Instructions**

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

Paper copies of the Statement of Qualifications should be bound and tabbed (do not staple). Do not include cover letters or transmittals.

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.

## Request for Qualifications (CM at Risk Contract) continued

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Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Submit all questions regarding this RFQ in writing to Melanie Boyd at M.boyd@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 name of the party submitting a question will not be included on the Q&A document.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority in response to this RFQ or RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the 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. 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
4. Personnel / Staffing: Provide a project organizational chart containing the names and titles of the proposed staff for the Project. The chart should contain, at a minimum, the Project Executive, Principal-in-Charge, Project Manager and/or Superintendent who will be available for the duration of 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.
5. Management Systems: Describe the scheduling and cost control systems the firm would propose to use for the Project
6. 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.
7. Estimating: Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
8. Scheduling: Demonstrated track record of performance of managing projects to the original schedule.
9. Building Information Modeling (BIM): Demonstrated experience and performance in coordinating and managing a BIM model through construction.
10. Collaboration: Demonstrated experience working in a collaborative relationship with a high profile design architect, a team of consultants, and other Construction Management Firms (if applicable).

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)

LEED AP ND (Neighborhood Development specialty)  
LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials

CCCA: Certified Construction Contract Administrator (CS)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# CM at Risk Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name Stilwell Hall Renovation Proposer Firm \_\_\_\_\_  
 Project Number CLS-071334 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. Amount of contracts awarded by the Contracting Authority to the primary CM firm in the previous 24 months (exclude projects on hold)	Less than \$1 million	5	
	\$1 million to \$10 million	2	
	More than \$10 million	0	
<b>2. Primary CM Qualifications (Maximum 40 points)</b>			
a. Project Management Lead (e.g., education, experience, credentials)	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 40
b. Project Administration Lead (e.g., awards, publications, appropriateness, innovation)	Experience / creativity of project admin staff to achieve owner's vision and requirements	0 - 10	
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 - 10	
d. Construction Administration Staff (e.g., education, experience, CDT or CCA* credentials)	Experience / ability of field representative to identify and solve issues during construction	0 - 10	
<b>3. Key Consultant Qualifications (Maximum 10 points)</b>			
a. Key Consultants	Experience / ability of key consultants to perform effectively and collaboratively	1 - 5	
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	0 - 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 (CM at Risk)	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 the <i>OFC Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 3 projects	0 - 1	
	3 to 5 projects	2 - 3	
	More than 5 projects	4 - 5	
* Refer to list of applicable credentials in Section H of the RFQ		<b>Subtotal</b>	
** 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			

**Notes:**

**Evaluator:**

Name \_\_\_\_\_

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

# Stilwell Hall Renovation

## RFQ Question and Answer List

### State of Ohio Standard Forms and Documents



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Project Name Stilwell Hall Renovation Project Number CLS-131334  
Project Location Cleveland State University – Cleveland Ohio

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Date posted: July 29, 2013  
Date revised: N/A

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

1. Question: Regarding the exterior restoration portion of the project – will the exterior work be part of the CMR contract?
  - A. Answer: Yes. At this time the exterior work is currently intended to be included in the CMR scope.
  
2. Question: Can you provide a copy of the existing floor plans and/or POR if available.
  - A. Answer: A PDF presentation including floor plans and photos of the building is available at the Cleveland State University Office of the University Architect's website at <http://www.csuohio.edu/offices/architect/> see link on the right side of the page under "SH Planning Study RFQ".
  - B. Answer: At this time we do not have a POR for the project, this will be part of the selected A/E scope and be developed as part of the project.
  
3. Question: On page one in the Administration of Project section, you indicated paper copies should be stapled, not bound. On page, four in Section H Submittal Instructions, you indicate paper copies should be bound and tabbed, not stapled.
  - A. Answer: Bound and tabbed. Tabs should be used to delineate the major sections e.g. "Part I A-C, D, E, etc....Part II"



# Request for Qualifications (Design-Build Contract)

## State of Ohio Standard Forms and Documents

**Administration of Project:** Ohio Facilities Construction Commission

Project Name	<u>DRC Farm Operations</u>	Response Deadline	<u>July 30, 2013</u>	<u>2:00 pm</u>	local time
Project Location	<u>London and Marion Correctional Facilities</u>	Project Number	<u>DRC-130055</u>		
City / County	<u>London / Scioto</u>	Project Manager	<u>Nick Cassidy</u>		
Owner	<u>DRC</u>	Contracting Authority	<u>OFCC</u>		
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested on CD (PDF)	<u>2</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Christina Miller at 30 West Spring Street 4<sup>th</sup> floor Columbus, OH 43215. See Section H of this RFQ for additional submittal instructions.

### Project Overview

#### A. Project Description

The DRC farm facilities at Marion and London will be modified for dairy and beef operations. The Dairy cow operations at London will add a dairy parlor with all the specified equipment to support a new 6400 gallon milk tank. There will also be a free stall barn at London Correctional to support 324 stall beds and at Marion Correctional to support 200 stall beds. A manure storage and reclaim facility is included at Marion Correctional.

The London facility will also add a new 975 head beef mono-slope design barn.

The Program of Requirements (POR) will be provided for this project by the Criteria Architect/Engineer.

This project will utilize the Design-Build project delivery method.

State Prevailing Wage requirements apply to this project.

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	September 16, 2013
Complete Construction	June 23, 2014
Owner move-in	June 24, 2014

#### B. Scope of Services

The selected Design-Builder ("DB"), as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Owner and the Contracting Authority, the breakdown of the Agreement detailed 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: develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Schematic Design, Design Development, Subcontractor Prequalification and Bidding process, Construction Documents, Construction and Closeout stages.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

The preconstruction and construction services are generally described below. Subcontracts including but not limited to Plumbing, Fire Protection, HVAC, and Electrical trades will be awarded by the DB to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority and the Owner, the Criteria A/E and the DB. The Contracting Authority and/or Owner shall have access to all books, records, documents and other data in the CM's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

**Request for Qualifications (Design-Build Contract) continued**

Preconstruction Services: The DB will work cooperatively with the Contracting Authority and/or Owner, Criteria A/E and Project Team, and will provide, among other services, schedule development, estimate development, program verification, schematic design, design development, Guaranteed Maximum Price (GMP) proposal, subcontractor prequalification and bidding, construction documents preparation, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the DB, together with the A/E of Record's detailed listing of any material incomplete design elements and the A/E of Record's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The DB shall submit to the Contracting Authority and/or Owner and the Criteria A/E their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The DB, the Contracting Authority and/or Owner and the Criteria A/E (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 Contracting Authority and/or Owner, the Criteria A/E and the DB. The DB shall then submit to the Contracting Authority, for approval, the CM's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions and the Design Intent Statement. Contingent upon the Contracting Authority's approval of the final Contract Sum (GMP Amendment), the parties will enter into an amendment to the 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 Contracting Authority may terminate its agreement with the DB and seek from other firms, bids for completion of the Project.

Construction Services: The DB shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The DB shall hold all subcontracts and shall be fully responsible for the means and methods of construction, construction execution, progress schedule, weekly progress meetings, testing and inspection, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations including monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Contracting Authority. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Contracting Authority reserves the right to approve the DB's selection of subcontractors and any supplement terms to the subcontract form.

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

1. Dairy and beef facility design and construction
2. Addition to an occupied agricultural building / facility
3. Design-Build experience
4. Expedited project schedule management

**C. Funding / Estimated Budget**

Total Project Cost	<u>\$4,500,000</u>	State Funding	<u>\$4,500,000</u>
Construction Cost	<u>\$3,600,000</u>	Other Funding	<u>\$0</u>

**D. Anticipated Schedule**

DB Services Start (mm/yy)	<u>10 / 13</u>
Construction Stage Start (mm/yy)	<u>TBD</u>
Contract Completed (mm/yy)	<u>06 / 14</u>

**E. EDGE Participation Goal**

Percent of Preconstruction Compensation	<u>0%</u>
Percent of Initial Design Services Fee	<u>0%</u>
Percent of Contract Sum	<u>0%</u>

**F. Evaluation Criteria for Selection**

Selection Criteria:

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

## Request for Qualifications (Design-Build Contract) continued

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### Short List:

Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. After evaluating the responses to this RFQ, the Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Contracting Authority determines that fewer than three firms are qualified, it will only select the qualified firms.

### Request for Proposal:

The short-listed firms shall be sent a RFP that will invite the firms to submit pricing proposals containing their proposed preconstruction stage reimbursable expenses, preconstruction fee, preconstruction stage design fee, preconstruction stage personnel costs, construction stage personnel costs, construction stage itemized general conditions cost, construction stage contingency percentage, construction stage design fee percentage, and design-build fee percentage. The short-listed candidates will also receive (i) a form of the Agreement with the Contracting Authority containing the contract terms and conditions, (ii) a set of the most recent criteria documents and (iii) a proposed Project schedule.

### Pre-Proposal Meeting:

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

### Interview:

After submitting responses to the RFP, the short-listed firms will be interviewed by the Contracting Authority and representatives of the Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance with the timetable, budget and EDGE expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

### Selection Schedule:

Tentative schedule is subject to change.

Qualifications Due	July 30, 2013
RFP issued to the Short-Listed Firms	August 16, 2013
Site Visit at DRC project sites	August 20, 2013
Pre-proposal Meetings at OFCC for top 3 teams	August 23, 2013
Proposals Due	September 6, 2013
Interviews at OFCC	September 13, 2013
Selection of DB	September 16, 2013
Controlling Board Meeting for approval of the Agreement	October 21, 2013

### Cancellation and Rejection:

The Contracting Authority reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

Interested CM firms are required to address how they will implement Building Information Modeling ("BIM") on the project, experience and level of training of staff related to BIM, incorporation of team partners that have previous BIM experience, and an understanding of collaborative BIM processes, including but not limited to the *State of Ohio BIM Protocol* available at the OFCC website at <http://ofcc.ohio.gov>.

Interested CM firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the DB's team. The EDGE Affidavit and / or waiver request letter and Demonstration of Good Faith Effort form(s) with complete documentation must be attached to the DB's Proposal. Both forms can be accessed via the OFCC website at <http://ofcc.ohio.gov>.

For all Statements of Qualifications, please identify the EDGE-certified Business Enterprises, by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

## Request for Qualifications (Design-Build Contract) continued

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### G. Submittal Instructions

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Submit all questions regarding this RFQ in writing to Christina Miller at [christina.miller@ofcc.ohio.gov](mailto:christina.miller@ofcc.ohio.gov) 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 name of the party submitting a question will not be included on the Q&A document.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority in response to this RFQ or RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. **Summary:** Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. **Bonding/Insurance:** Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability and professional liability.
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.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

LEED AP ND (Neighborhood Development specialty)  
LEED AP Homes (Specialty for residential LEED construction)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)

Other Industry Credentials

CCCA: Certified Construction Contract Administrator (CSI)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# Design-Build Selection Rating Form

## State of Standard Forms and Documents

Project Name DRC Farm Operation Proposer Firm \_\_\_\_\_  
 Project Number DRC-130055 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary DB Location 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	
	51 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 \$500,000	5	
	\$500,000 to \$2,000,000	2	
	More than \$2,000,000	0	
<b>2. Primary 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 preconstruction stage compensation over the advertised EDGE participation goal	0 - 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 3 sample projects	0	
	3 to 6 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 DB evaluations and letters of reference	0 - 10	
b. Experience with similar projects and Design-Build project delivery method	Less than 2 projects	0 - 3	
	2 to 5 projects	4 - 6	
	More than 5 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 the <i>OFC Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 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 team *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

**Notes:**

**Evaluator:**

Name \_\_\_\_\_

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



# RFQ Question and Answer List

## State of Ohio Standard Forms and Documents

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Project Name	<u>DRC Farm Operations</u>	Project Number	<u>DRC-130055</u>
Project Location	<u>London / Madison County, Marion / Marion County</u>		

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Date posted: July 22, 2013

Date revised: N/A

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

1. Are the Criteria Documents available to view, and if so where are they posted?
  - A. The Criteria Documents will be made available to the short listed DB teams.
2. I am trying to understand if we can utilize a (dairy barn) construction firm as a Design-Assist firm who will also provide the construction materials and labor without going through the Article 4 prequalification and bid process. I believe if you consider this a specialty contractor, then Article 4 could be waived for the GC work.
  - A. The competitive GMP process will be defined in the RFP documents given to shortlisted firms. The procedures set forth in Article 4 are conducted as part of the competitive GMP process and are therefore modified. In general, DB firms will be requested to submit a subcontracting plan, listing subcontractors the DB considers prequalified. The selected DB may thereafter proceed to subcontract with approved subcontractors.



# Request for Qualifications (Design-Build Contract)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	<u>Indoor Practice Facility</u>	Response Deadline	<u>7/22/13</u>	<u>2:00 pm</u>	local time
Project Location	<u>Oxford Campus Miami Univeristy</u>	Project Number	<u>MUN-100034</u>		
City / County	<u>Oxford / Butler</u>	Project Manager	<u>Robert Bell</u>		
Owner	<u>Miami University</u>	Contracting Authority	<u>Owner</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 (Form F110-330) directly to Elizabeth Davidson at 181 Cole Service Building, 101 S. Fisher Dr., Miami University, Oxford, OH 45056. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

Miami University (as "Owner" and "Contracting Authority") seeks responses from qualified companies to provide design-build services for an air-supported indoor practice facility. The practice facility, located on the northern end of the Oxford campus, will serve football primarily and other sports including track as a second priority. The air-supported structure will be augmented with a traditionally constructed building for mechanical space. An existing parking access road will be re-routed as part of this project. The design of the practice facility should anticipate a future expansion of the North stands at Yager Field.

This project will utilize the Design-Build project delivery method. The documents utilized for the Design Build methodology are available for review on the OFCC website at <http://ofcc.ohio.gov>.

State Prevailing Wage requirements apply to this project.

The Program of Requirements (POR) will be initially developed by the Criteria Architect/Engineer, and more fully developed by the Design Builder.

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.

Miami University (University) will self-perform the Criteria A/E services related to this Project.

#### B. Scope of Services

The selected Design-Builder ("DB"), as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Owner and the Contracting Authority, the breakdown of the Agreement detailed 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 on documents produced by the Criteria A/E, Programming, Schematic Design, Design Development, and Construction Document stages; develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Subcontract or Prequalification and Bidding process, Construction and Closeout Stage.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

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 DB to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority and/or Owner, the Criteria A/E and the DB. The Contracting Authority and/or Owner shall have access to all books, records, documents and other data in the DB's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

**Request for Qualifications (Design-Build Contract) continued**

Preconstruction Services: The DB will work cooperatively with the Contracting Authority and/or Owner, Criteria A/E and Project Team, and will provide, among other services, schedule development, estimate development, program verification, schematic design, design development, Guarantee Maximum Price (GMP) proposal, subcontractor prequalification and bidding, construction documents preparation, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the DB, together with the A/E of Record's detailed listing of any material incomplete design elements and the A/E of Record's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The DB shall submit to the Contracting Authority and/or Owner and the Criteria A/E their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The DB, the Contracting Authority and/or Owner and the Criteria A/E (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 Contracting Authority and/or Owner, the Criteria A/E and the DB. The DB shall then submit to the Contracting Authority, for approval, the CM's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions and the Design Intent Statement. Contingent upon the Contracting Authority's approval of the final Contract Sum (GMP Amendment), the parties will enter into an amendment to the 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 Contracting Authority may terminate its agreement with the DB and seek from other firms, bids for completion of the Project.

Construction Services: The DB shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The DB shall hold all subcontracts and shall be fully responsible for the means and methods of construction, construction execution, progress schedule, weekly progress meetings, testing and inspection, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations including monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Contracting Authority. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Contracting Authority reserves the right to approve the DB's selection of subcontractors and any supplement terms to the form subcontract.

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

1. Athletic Facilities
2. Air-supported structures
3. Civil work relative to storm water and access road work

**C. Funding / Estimated Budget**

Total Project Cost	<u>\$5,200,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$4,500,000</u>	Other Funding	<u>\$5,200,000</u>

**D. Anticipated Schedule**

DB Services Start (mm/yy)	<u>08 / 13</u>
Construction Stage Start (mm/yy)	<u>03 / 14</u>
DB Services Completed (mm/yy)	<u>05 / 14</u>
Contract Completed (mm/yy)	<u>05 / 14</u>

**E. EDGE Participation Goal**

Percent of Total Subcontracts Awarded	<u>5%</u>
Percent of Initial Design Services Fee	<u>0%</u>
Percent of Design-Build Compensation	<u>5%</u>

**F. Evaluation Criteria for Selection**

Selection Criteria:

The DB 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 (RFP) stage for the final DB selection. The qualifications-based selection criteria for the RFQ is included in this announcement.

## Request for Qualifications (Design-Build Contract) continued

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### Short List:

Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. After evaluating the responses to this RFQ, the Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Contracting Authority determines that fewer than three firms are qualified, it will only select the qualified firms.

### Request for Proposal:

The short-listed firms shall be sent a 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 Agreement with the Contracting Authority containing the contract terms and conditions, (ii) a set of the most recent design documents and (iii) a proposed Project schedule.

### Pre-Proposal Meeting:

Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority and the Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms to ask the Contracting Authority and 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 the Cole Service Building, 101 S Fisher Drive, Miami University Oxford, OH 45056. The Contracting Authority will notify each short-listed firm to schedule individual times for the pre-proposal meetings.

### Interview:

After submitting responses to the RFP, the short-listed firms will be interviewed by the Contracting Authority and representatives of the Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance with the timetable, budget and EDGE expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

### Selection Schedule:

Tentative schedule is subject to change.

Qualifications Due	7/22/13
RFP issued to the Short-Listed Firms	7/29/13
Proposals Due	8/9/13
Interviews at TBD, Oxford	8/13/13
Selection of DB	8/15/13

### Cancellation and Rejection:

The Contracting Authority reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

Interested CM firms are required to address how they will implement Building Information Modeling ("BIM") on the project, experience and level of training of staff related to BIM, incorporation of team partners that have previous BIM experience, and an understanding of collaborative BIM processes, including but not limited to the *State of Ohio BIM Protocol* available at the OFCC website at <http://ofcc.ohio.gov>.

Interested CM firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the CM's team. The EDGE Affidavit and / or waiver request letter and Demonstration of Good Faith Effort form(s) with complete documentation must be attached to the DB's Proposal. Both forms can be accessed via the OFCC website at <http://ofcc.ohio.gov>.

For all Statements of Qualifications, please identify the EDGE-certified Business Enterprises, by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

## Request for Qualifications (Design-Build Contract) continued

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### H. Submittal Instructions

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Submit all questions regarding this RFQ in writing to Elizabeth Davidson at [davidsea@miamioh.edu](mailto:davidsea@miamioh.edu) with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the University's Facilities Contracting Office's website at [www.pfd.miamioh.edu/fco](http://www.pfd.miamioh.edu/fco) and 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 name of the party submitting a question will not be included on the Q&A document.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority in response to this RFQ or RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. **Summary:** Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. **Bonding/Insurance:** Provide evidence of capacity to provide bonding in the amount of the 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.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate  
AP: LEED AP (Legacy LEED Accredited Professional without specialty)  
AP +: (see below):  
LEED AP BD+C (Building Design and Construction specialty)  
LEED AP ID+C (Interior Design and Construction specialty)  
LEED AP O+M (Operations and Maintenance specialty)  
LEED AP ND (Neighborhood Development specialty)  
LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials

CCCA: Certified Construction Contract Administrator (CS)  
CCM: Certified Construction Manager (CMAA)  
CCS: Certified Construction Specifier (CSI)  
CDT: Construction Document Technologist (CSI)  
DBIA: Design-Build Institute of America

# Design-Build Selection Rating Form

## State of Standard Forms and Documents

Project Name Indoor Practice Facility Proposer Firm \_\_\_\_\_  
 Project Number MUN-100034 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary DB Location 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 120 miles from project site	2 - 3	
	More than 120 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 \$5M in previous 24 months	5	
	\$5M to \$10M in previous 24 months	2	
	More than \$10M in previous 24 months	0	
<b>2. Primary 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	0 - 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 5 sample projects	0	
	5 to 8 sample projects	2	
	More than 8 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 CM evaluations and letters of reference	0 - 10	
b. Experience with similar projects and Design-Build project delivery method	Less than 5 projects	0 - 3	
	5 to 8 projects	4 - 6	
	More than 8 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>Ohio Facilities Construction Commission</i> , the <i>Standard Requirements</i> , and <i>ORC Chapter 153</i> )	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 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 \_\_\_\_\_



## RFQ Clarifications and Question/Answer List

### State of Ohio Standard Forms and Documents

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Project Name Indoor Practice Facility (Design Build Contract) Project Number MUN-100034  
Project Location Miami University – Oxford Ohio Campus

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Date RFQ Question/Answer List and Clarifications/Corrections posted: 7/17/13

#### The following Corrections/Clarifications are made to the RFQ:

1. Error Correction: Construction Stage Start is 11/13.
2. Clarification: A feasibility study has been performed by *MSA Sport* under contract to the University. All services related to this contract are complete. This study will be supplied to the short listed DB firms as part of the RFP Phase.

#### The following questions have been received to date for the RFQ:

1. Question: What is the intended use of the facility? I am assuming football? Answer: yes, as stated in the RFQ football is the primary intended user.
2. Question: As part of our Design/Build Scope will we be responsible for the design and selection of a turf contractor? Answer: yes
3. Question: Does the university have a preference on the type of construction / building? (ie. Inflatable or clear span structure (PEMB) Answer: yes, as stated in the RFQ, this is to be an air supported structure.



# Request for Qualifications (Architect / Engineer)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Ohio Facilities Construction Commission

Project Name	<u>Fire Alarm System Replacement</u>	Response Deadline	<u>August 2, 2013 4:00 pm</u> local time
Project Location	<u>30 West Spring Street</u>	Project Number	<u>BWC-140001</u>
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Nick Cassidy</u>
Owner	<u>Ohio Bureau of Workers' Compensation</u>	Contracting Authority	<u>OFCC</u>
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested on CD (PDF)	<u>2</u>

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Christina Miller at 30 West Spring Street, 4<sup>th</sup> Floor, Columbus, Ohio 43215. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

The Ohio Bureau of Workers' Compensation (BWC) is seeking engineering firms, or teams of engineering firms, experienced in designing replacement fire detection and alarm signaling systems in occupied high rise office buildings for developing engineering design documents. Said documents will be used for purposes of securing competitive bids for the fire alarm system replacement. The proposed fire alarm system must be a non-proprietary system.

The Ohio Bureau of Workers' Compensation is headquartered in the William Green Building at 30 West Spring Street in Columbus, Ohio. Built for both the BWC and the Ohio Industrial Commission (OIC) between 1988 and 1991, the William Green Building has 33 above grade stories and two basement levels. The building is just over 981,500 gross square feet.

The existing fire alarm system is a Honeywell FS90, and it is original to the building. The FS90 system is fully integrated with the following building controls systems:

- Metasys by Johnson Controls
- Pro-Watch by Honeywell
- Destination Dispatch by ThyssenKrupp

In addition to the Honeywell FS90 system, certain areas of the building are protected by a SAPPHIRE Fire Suppression System.

Besides serving as the corporate headquarters for both the BWC and the OIC, the William Green Building also houses the following state agencies:

- The Ohio Administrative Knowledge System (OAKS)
- The Ohio Facilities Construction Commission (OFCC)
- The Ohio Department of Youth Services (DYS)
- The Ohio Ethics Commission (OEC)

With the exception of the sixth floor which was recently vacated, the building is fully occupied. Including contract workers, the building typically houses around 1,550 employees on a daily basis. With the added occupant load of injured workers attending hearings at the OIC and other walk-in traffic, the building has a total daily population of approximately 2,000.

The qualified firms or teams must demonstrate recent experience (i.e. within the past five years) with the following:

- Design and construction support of fire alarm replacement projects in occupied high rise office buildings;
- Designing fire detection systems that are integrated through building automation systems with smoke control, access control and building HVAC systems;
- Designing proprietary supervising stations;
- Commissioning integrated fire detection, smoke control, fire detection, voice alarm signaling and security systems.

Qualified firms or teams will need to be able to demonstrate their experience with the system features outlined above. In addition, qualified firms will include an Ohio registered Professional Engineer as an active participant in the project whom secured their registration by taking the fire protection engineering exam. Said individual will be responsible for signing and sealing the concept design drawings that will be used for procuring competitive bids.

# Request for Qualifications (Architect / Engineer)

## State of Ohio Standard Forms and Documents

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The anticipated project delivery method for this project is General Contracting.

State Prevailing Wage requirements apply to this project.

### B. Scope of Services

The selected firm shall perform the necessary site investigations, surveys and assessments to complete the design of the fire alarm replacement system. This information shall be used to prepare the project design, cost estimates, the preparation of bidding documents for construction and construction administration services.

The selected Architect/Engineer (A/E), as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the Owner and/or the Contracting Authority, the cost breakdown of the Architect/Engineer Agreement detailed cost components to address the Owner's project requirements. Participate in the Encouraging Growth, Diversity & Equity (EDGE) Program as required by statute and the Agreement.

As required by the Agreement, and as properly authorized, provide the following categories of services: Program Verification including a report evaluating the existing fire alarm system and its current integration with other base building systems, as well as an outline of known system deficiencies and how these will be corrected in the replacement system; recommendations regarding options and associated costs with replacing the existing Honeywell system with a non-Honeywell system; Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, Construction Administration, Post-Construction, and Additional Services of all types.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

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

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

1. Fire detection and alarm signaling systems
2. Automated building systems
3. Access control systems
4. Destination-based elevator control systems
5. Renovation of occupied buildings
6. State of Ohio capital improvement projects
7. OAKS CI experience

### C. Funding / Estimated Budget

Total Project Cost	<u>\$1,500,000</u>	State Funding	<u>\$1,500,000</u>
Construction Cost	<u>\$1,250,000</u>	Other Funding	<u>\$0</u>
Estimated A/E Fee	<u>8%</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 (Architect / Engineer) continued

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### H. Submittal Instructions

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary. Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Submit all questions regarding this RFQ in writing to Christina Miller at [christina.miller@ofcc.ohio.gov](mailto:christina.miller@ofcc.ohio.gov) 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 name of the party submitting a question will not be included on the Q&A document.

Firms are requested to identify professional registrations, memberships and credentials **especially those pertaining to fire protection specialties such as CFPS (Certified Fire Protection Specialist) and FSFPE (Fellow of the Society of Fire Protection Engineers)**, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)  
LEED AP ND (Neighborhood Development specialty)  
LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials:

CCCA: Certified Construction Contract Administrator (CSI)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# Architect/Engineer Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name Fire Alarm System Replacement Proposer Firm \_\_\_\_\_  
 Project Number BWC140001 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary A/E Firm Location, Size, and Workload (Maximum 10 points)</b>			
a. Proximity of primary A/E firm's office where the majority of work will be performed to the principal project site, and knowledge of local conditions	Less than 10 miles from project site	4 - 5	
	10 miles 20 miles from project site	2 - 3	
	More than 20 miles from project site	0 - 1	
b. Number of relevant licensed professionals within primary A/E firm available to perform the work (based on Part II of F110-330)	Less than 5 licensed professionals	3	Max = 3
	5 to 10 licensed professionals	2	
	More than 10 licensed professionals	1	
c. 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 in previous 24 months	2	
	\$100,000 to \$250,000 in previous 24 months	1	
	More than \$250,000 in previous 24 months	0	
<b>2. Primary A/E Qualifications (Maximum 30 points)</b>			
a. Project Manager (e.g., education, experience, credentials, effective communication skills)	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Designer (e.g., design awards, publications, appropriateness, innovation)	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 5	
c. Technical Staff (e.g., BIM/CAD operator / specifier education, experience, CDT or CCS* credentials)	Experience / ability of technical staff to create fully coordinated 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** (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	0 - 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 2 sample projects	1	
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED*** Training / Professional Accreditation (demonstrated either by the primary A/E 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 A/E 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 A/E evaluations and letters of reference	0 - 10	
b. Experience with similar projects and anticipated project delivery method (e.g., Multiple-Prime, General Contracting, CM at Risk, Design-Build)	Less than 3 projects	0 - 3	
	3 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 the <i>OFC Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Refer to list of applicable credentials in Section H of the RFQ ** Must be comprised of professional design services consulting firm(s) and NOT the primary A/E firm *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

Notes:

Evaluator:

Name \_\_\_\_\_

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



# RFQ Question and Answer List

## State of Ohio Standard Forms and Documents

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Project Name Fire Alarm System Replacement Project Number BWC-140001  
Project Location 30 West Spring Street, Columbus, OH 43215

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Date posted: July 29, 2013

Date revised: N/A

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

1. Will a PE in mechanical discipline with a CFPS certification be acceptable to meet the qualifications for sealing and signing concept design drawings that will be used for procuring competitive bids?
  - A. The PE must be licensed to practice in the State of Ohio. The CFPS certification will not deter from the PE qualifications



# Request for Qualifications (Architect / Engineer)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Ohio Facilities Construction Commission

Project Name	<u>DRC Wastewater Treatment Plant</u>	Response Deadline	<u>July 23 ,2013</u>	<u>2:00 pm</u>	local time
Project Location	<u>Chillicothe Correctional Institution</u>	Project Number	<u>DRC-130036</u>		
City / County	<u>Chillicothe / Ross</u>	Project Manager	<u>Nick Cassidy</u>		
Owner	<u>DRC</u>	Contracting Authority	<u>OFCC</u>		
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested on CD (PDF)	<u>2</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Christina Miller at 30 West Spring Street 4<sup>th</sup> floor Columbus, OH 43215. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

The modification of the bio solids process will improve the process to store bio solids when the farm fields are not available. It will be safer to load, transport and apply the bio solids.

Add an additional wastewater filter screen that matches the existing filter screens. This is intended to remove trash from the bio solids for improved product to the farmers or land owners that it is delivered too.

Replace grit removal system to improve the safety and ability to repair or maintain the system.

Remove the existing belt press and all components.

Add a process building to house a new large capacity belt press or centrifuge to process bio solids into cake form. Add bio solids pumps, piping, valves, electric and controls to remove treated bio solids from digesters to the new belt press or centrifuge. Include an area to store a new skid steer loader to move bio solids in and around the bio solids storage area and load large trucks. Include floor drains to handle wash down of equipment and liquid bio solids spills. Connect the electric supply to the standby generators.

Add a bio solids storage building adjacent to the bio solids processing building. The storage area shall have a roof, concrete floor and lower side walls. The upper part of the side walls will have ventilation. The height of the roof needs to provide for a conveyor to move 12 hours of processed bio solids without needing to move the pile. It will include a concrete loading area with a drain back to the wastewater treatment plant.

Add a clear span fabric cover to the existing concrete vehicle and equipment wash basin to allow for storage of bulk supplies and road maintenance impliments.

Add new LED lights to replace existing area and exterior building lights. Add new lights to the bio solids thickener building and perimeter fence.

This is not required to be a LEED certified project.

Modify the existing bio solids treatment process to increase efficiency in the system.  
The Architect/Engineer (A/E) will clarify a POR with the owner agency staff.

The anticipated project delivery method for this project is General Contracting.

State Prevailing Wage requirements apply to this project.

#### B. Scope of Services

The selected Architect/Engineer (A/E), as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the Owner and/or the Contracting Authority, the cost breakdown of the Architect/Engineer Agreement detailed cost components to address the Owner's project requirements. Participate in the Encouraging Growth, Diversity & Equity (EDGE) Program as required by statute and the Agreement.



## Request for Qualifications (Architect / Engineer) continued

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- 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 (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 OFCC website at <http://ofcc.ohio.gov>. 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.

### H. Submittal Instructions

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Submit all questions regarding this RFQ in writing to Christina Miller at [christina.miller@ofcc.ohio.gov](mailto:christina.miller@ofcc.ohio.gov) 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 name of the party submitting a question will not be included on the Q&A document.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)  
LEED AP ND (Neighborhood Development specialty)  
LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials:

CCCA: Certified Construction Contract Administrator (CSI)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# Architect/Engineer Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name ODRC Waste Water Treatment Plant Proposer Firm \_\_\_\_\_  
 Project Number DRC-130036 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary A/E Firm Location, Size, and Workload (Maximum 10 points)</b>			
a. Proximity of primary A/E firm's office where the majority of work will be performed to the principal project site, and knowledge of local conditions	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 relevant licensed professionals within primary A/E firm available to perform the work (based on Part II of F110-330)	Less than 4 licensed professionals	1	Max = 3
	4 to 8 licensed professionals	2	
	More than 8 licensed professionals	3	
c. 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 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 A/E Qualifications (Maximum 30 points)</b>			
a. Project Manager (e.g., education, experience, credentials, effective communication skills)	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Designer (e.g., design awards, publications, appropriateness, innovation)	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical Staff (e.g., BIM/CAD operator / specifier education, experience, CDT or CCS* credentials)	Experience / ability of technical staff to create fully coordinated construction documents	0 - 10	
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** (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	0 - 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 3 sample projects	1	
	3 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED*** Training / Professional Accreditation (demonstrated either by the primary A/E 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 A/E 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 A/E evaluations and letters of reference	0 - 10	
b. Experience with similar projects and anticipated project delivery method (e.g., Multiple-Prime, General Contracting, CM at Risk, Design-Build)	Less than 3 projects	0 - 3	
	3 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 the <i>OFC Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 4 projects	0 - 1	
	4 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 professional design services consulting firm(s) and NOT the primary A/E firm *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

Notes:

Evaluator:

Name \_\_\_\_\_

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

# Request for Qualifications (Architect / Engineer)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Ohio Facilities Construction Commission

Project Name	<u>DRC Shower / Bathroom Renovation</u>	Response Deadline	<u>July 23, 2013</u>	<u>2:00pm</u>	local time
Project Location	<u>Chillicothe Correctional Facility</u>	Project Number	<u>DRC-130057</u>		
City / County	<u>Chillicothe / Ross</u>	Project Manager	<u>Nick Cassidy</u>		
Owner	<u>DRC</u>	Contracting Authority	<u>OFCC</u>		
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested on CD (PDF)	<u>2</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Christina Miller at 30 West Spring Street 4<sup>th</sup> floor Columbus, OH 43215. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

The shower and restrooms are functional but dilapidated. The piping is aged and needs complete replacement back into the tunnels. The scope will include new walls, floors, ventilation and plumbing fixtures in all showers, sinks and toilets. Stainless steel fixtures and high traffic ceramic tile will be used.

There are at least 112 shower heads, 104 sinks, 130 faucets, 124 toilets and 55 urinals included in the renovation. All items will conform to the security standards in the facility.

This will be a phased project and work will be performed as it can be afforded.

There are at least 11 buildings with approximately 19 shower and restrooms that need to be upgraded inside the secure perimeter. The facility will be occupied during design and construction.

Confirm the Program of Requirements (POR) with the owner representative.

The anticipated project delivery method for this project is General Contracting.

State Prevailing Wage requirements apply to this project.

#### B. Scope of Services

The selected Architect/Engineer (A/E), as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the Owner and/or the Contracting Authority, the cost breakdown of the Architect/Engineer Agreement detailed cost components to address the Owner's project requirements. Participate in the Encouraging Growth, Diversity & Equity (EDGE) Program as required by statute and the Agreement.

As required by the Agreement, and as properly authorized, provide the following categories of services: Program Verification, Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, Construction Administration, Post-Construction, and Additional Services of all types.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

During the construction period, provide not less than 6 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.

This project is not intended to be LEED certified, but the A/E is encouraged to apply energy efficient principles and be environmentally sensitive.

This project encourages the use of BIM in document preparation.

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



## Request for Qualifications (Architect / Engineer) continued

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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.

### H. Submittal Instructions

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Submit all questions regarding this RFQ in writing to Christina Miller at [Christina.miller@ofcc.ohio.gov](mailto:Christina.miller@ofcc.ohio.gov) 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 name of the party submitting a question will not be included on the Q&A document.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)

LEED AP ND (Neighborhood Development specialty)

LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials:

CCCA: Certified Construction Contract Administrator (CSI)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# Architect/Engineer Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name ODRC Shower / Bathroom Renovation Proposer Firm \_\_\_\_\_  
 Project Number DRC-130057 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary A/E Firm Location, Size, and Workload (Maximum 10 points)</b>			
a. Proximity of primary A/E firm's office where the majority of work will be performed to the principal project site, and knowledge of local conditions	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 relevant licensed professionals within primary A/E firm available to perform the work (based on Part II of F110-330)	Less than 3 licensed professionals	3	Max = 3
	3 to 6 licensed professionals	2	
	More than 6 licensed professionals	1	
c. 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 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 A/E Qualifications (Maximum 30 points)</b>			
a. Project Manager (e.g., education, experience, credentials, effective communication skills)	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Designer (e.g., design awards, publications, appropriateness, innovation)	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical Staff (e.g., BIM/CAD operator / specifier education, experience, CDT or CCS* credentials)	Experience / ability of technical staff to create fully coordinated construction documents	0 - 10	
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** (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	0 - 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 3 sample projects	1	
	3 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED*** Training / Professional Accreditation (demonstrated either by the primary A/E 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 A/E 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 A/E evaluations and letters of reference	0 - 10	
b. Experience with similar projects and anticipated project delivery method (e.g., Multiple-Prime, General Contracting, CM at Risk, Design-Build)	Less than 3 projects	0 - 3	
	3 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 the <i>OFC Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Refer to list of applicable credentials in Section H of the RFQ		<b>Subtotal</b>	
** Must be comprised of professional design services consulting firm(s) and NOT the primary A/E firm			
*** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute			

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

# Request for Qualifications (Design-Build Contract)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	<u>Various Building Demolitions</u>	Response Deadline	<u>8/01/13</u>	<u>4:00 PM</u>	local time
Project Location	<u>Five Locations</u>	Project Number	<u>OSU-100652</u>		
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Tim Shepard</u>		
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Owner</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 (Form F110-330) directly to Tim Shepard at Enarson Classroom Building, room 400, 2009 Millikin Rd, Columbus OH 43210. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

This project will demolish five buildings in two phases totaling approximately 64,000 S.F.

Phase one includes:

- Van de Graaff Lab      1302 Kinnear Road
- Cryogenic Lab        1302 Kinnear Road

Phase two includes:

- Kinnear Road Center Building A      1125 Kinnear Road
- Kinnear Road Center Building B      1121 Kinnear Road
- Kinnear Road Center Building D      1099 Kinnear Road

Included with the demolitions will be utility routing and capping, abatement of hazardous materials, duct bank relocation as warranted and restoration of the site including landscape design services. Kinnear Road Center Building B will include construction of new exterior wall and new delivery dock.

The Criteria Architect/Engineer is eS Architecture and Development.

This project will utilize the Design-Build project delivery method.

State Prevailing Wage requirements apply to this project.

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

#### B. Scope of Services

The selected Design-Builder ("DB"), as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Owner, the breakdown of the 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 on documents produced by the Criteria A/E during the Schematic Design, Design Development, and Construction Document stages; develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Subcontract or Prequalification and Bidding process, Construction and Closeout Stage.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

The preconstruction and construction services are generally described below. Subcontracts will be awarded by the DB to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Owner, the Criteria A/E and the DB. The Owner shall have access to all books, records, documents and other data in the DB's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

## Request for Qualifications (Design-Build Contract) continued

**Preconstruction Services:** The DB will work cooperatively with the Owner, Criteria A/E and Project Team, and will provide, among other services, schedule development, estimate development, program verification, schematic design, design development, Guarantee Maximum Price (GMP) proposal, subcontractor prequalification and bidding, construction documents preparation, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the DB, together with the A/E of Record's detailed listing of any material incomplete design elements and the A/E of Record's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The DB shall submit to the Owner and the Criteria A/E their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The DB, the Owner and the Criteria A/E (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 Criteria A/E and the DB. The DB shall then submit to the Owner, for approval, the DB's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions and the Design Intent Statement. Contingent upon the Owner's approval of the final Contract Sum (GMP Amendment), the parties will enter into an amendment to the 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 DB and seek from other firms, bids for completion of the Project.

**Construction Services:** The DB shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The DB shall hold all subcontracts and shall be fully responsible for the means and methods of construction, construction execution, progress schedule, weekly progress meetings, testing and inspection, 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 DB'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 (Form #F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Experience in building demolition in an Urban setting
2. Experience in utility work typical in demolition projects
3. Experience in hazardous material abatement
4. Experience in recapturing HVAC refrigerant

### C. Funding / Estimated Budget

Total Project Cost	<u>\$1,128,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$875,000</u>	Other Funding	<u>\$1,128,000</u>

### D. Anticipated Schedule

DB Services Start (mm/yy)	<u>10 / 13</u>
Construction Stage Start (mm/yy)	<u>01 / 14</u>
DB Services Completed (mm/yy)	<u>08 / 14</u>
Contract Completed (mm/yy)	<u>08 / 15</u>

### E. EDGE Participation Goal

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

### F. Evaluation Criteria for Selection

**Selection Criteria:**

The DB 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 (RFP) stage for the final DB selection. The qualifications-based selection criteria for the RFQ is included in this announcement.

## Request for Qualifications (Design-Build Contract) continued

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### 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 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 Agreement with the Owner containing the contract terms and conditions, (ii) a set of the most recent design documents and (iii) a proposed Project schedule.

### Pre-Proposal Meeting:

Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Owner. The purpose of the pre-proposal 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 the demolition sites. The Owner will notify each short-listed firm to schedule individual times for the pre-proposal meetings.

### Interview:

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

### Selection Schedule:

Tentative schedule is subject to change.

Qualifications Due	8-01-13
RFP issued to the Short-Listed Firms	8-12-13
Pre-proposal Meetings at Demolition Sites	8-19-13
Proposals Due	8-28-13
Interviews at FDC Office	9-04-13
Selection of DB	9-13-13

### 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.

Interested DB firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the DB's team. The Intent 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 Proposal. Both forms can be accessed at [fod.osu.edu/vendor](http://fod.osu.edu/vendor). The Intent 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.

## **H. Submittal Instructions**

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

## Request for Qualifications (Design-Build Contract) continued

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Submit all questions regarding this RFQ in writing to Tim Shepard at [shepard.74@osu.edu](mailto:shepard.74@osu.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 name of the party submitting a question will not be included on the Q&A document.

Unless otherwise noted or exempt, all documents submitted to the Owner in response to this RFQ or RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. **Summary:** Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. **Bonding/Insurance:** Provide evidence of capacity to provide bonding in the amount of the 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.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)

LEED AP ND (Neighborhood Development specialty)

LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials

CCCA: Certified Construction Contract Administrator (CS)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# Design-Build Selection Rating Form

## State of Standard Forms and Documents

Project Name Various Building Demolitions Proposer Firm \_\_\_\_\_  
 Project Number OSU-100652 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary DB Location 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 \$100K in previous 24 months	5	
	\$100 to \$250 in previous 24 months	2	
	More than \$250 in previous 24 months	0	
<b>2. Primary 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	0 - 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 2 sample projects	0	
	2 to 4 sample projects	2	
	More than 4 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 CM 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 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 the <i>OFC Manual</i> , the <i>Standard Requirements</i> , and <i>ORC Chapter 153</i> )	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 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 \_\_\_\_\_



# Request for Qualifications (Criteria A/E)

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

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

**Administration of Project:** Local Higher Education

Project Name	<u>Chiller Replacements</u>	Response Deadline	<u>July 29, 2013 2:00 PM</u> local time
Project Location	<u>Various Locations</u>	Project Number	<u>OSU-130147</u>
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Tim Shepard</u>
Agency/Institution	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>
No. of paper copies requested (stapled, not bound)	<u>4</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Tim Shepard at 400 Enarson Classroom Building, 2009 Millikin Road, Columbus, OH 43210. See Section H for additional submittal instructions.

## Project Overview

### A. Project Description

The Criteria Architect scope of work for this project will have two components. The first is a study of chillers located on campus and the second will be the criteria documentation for chiller plants to be replaced, selected from the study.

The study shall consist of approximately twelve chiller locations and will prioritize and create a timeframe for their replacement. The study should indicate size, type and age of existing chillers, cooling towers, current building cooling load requirements, existing control system and identify possible energy saving measures (i.e. use of variable speed drives). Existing electrical service should be examined to determine necessary modifications or upgrades. The study shall break the work required on the chillers into timeframes such as one year, two year, and five year periods and provide construction cost estimates for proposed work.

For the chillers selected to be replaced a hazardous material survey shall be prepared to determine the extent if any of hazardous containing material that will be affected by the work. A construction cost estimate to remediate shall be provided along with the survey.

The anticipated project delivery method for this project is Design Build.

State Prevailing Wage requirements apply to this project.

### B. Scope of Services

The Criteria A/E's services will include preparing conceptual plans and specifications to assist the Owner in connection with the establishment of the design criteria for the Project. The Criteria A/E's services may also include serving as a representative of the Owner and providing other project-related design and construction administration services on behalf of the Owner, including but not limited to, confirming that the design prepared by the design-build firm reflects the original design intent established in the design criteria package.

The Criteria A/E's services will be set forth in more detail in the Criteria A/E's contract with the Owner.

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (Form F110-330), below is a list of relevant scope of work requirements for this RFQ. Projects should represent the work of the primary firm, not consultants.

1. Experience in replacement of chillers in occupied buildings
2. Experience in chiller controls and operations
3. Experience in higher education facilities or similar facilities
4. Mechanical plant facility assessment



# Request For Qualifications (Criteria A/E) continued

Project Name Chiller Replacements

Project Number OSU-130147

Interested A/E firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the 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 OFCC website at <http://ofcc.ohio.gov>. 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.

## H. Submittal Instructions

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

Paper copies of the Statement of Qualifications 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.

Provide 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.

Four (4) copies of the proposal must be submitted in sealed envelopes clearly marked "Statement of Qualifications for Criteria A/E Services for OSU-130147, Chiller Replacements.

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

Submit all questions regarding this RFQ in writing via email to Tim Shepard at [shepard.74@osu.edu](mailto:shepard.74@osu.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 name of the party submitting a question will not be included on the Q&A document.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

# Criteria Architect/Engineer Selection Rating

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

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

Project Name Chiller Replacements Proposer Firm \_\_\_\_\_  
 Project Number OSU-130147 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 200 miles	2 - 3	
	More than 200 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	3	
	Medium = 5 to 10 licensed professionals	2	
	Large = More than 10 licensed professionals	1	
<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 - 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 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 \_\_\_\_\_

# Request for Qualifications (Architect / Engineer)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	<u>Elevator Upgrades</u>	Response Deadline	<u>August 7, 2013 3:00pm</u> local time
Project Location	<u>Main Campus-Various Buildings</u>	Project Number	<u>OSU-130154</u>
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Eric Pike</u>
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>
No. of paper copies requested (stapled, not bound)	<u>4</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Eric Pike at 400 Enarson Classroom Building, 2009 Millikin Road, Columbus, OH 43210. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

The Elevator Upgrades project will focus on upgrading and replacing the elevator power and controller equipment, upgrades to the elevator cars; plus any required building and elevator code upgrades to the machine rooms in Atwell Hall, Campbell Hall, Graves Hall, Pomerene Hall, and Starling-Loving Hall.

All of the above mentioned buildings contain various types, sizes, and ages of traction and/or hydraulic elevators.

Atwell Hall contains 2 elevators

Campbell Hall contains 1 elevator

Graves Hall contains 5 elevators

Pomerene contains 2 elevators,

Starling/Loving contains 4 elevators

Each of these buildings is unique in their own age, history, architectural style, building composition and function to the University. The elevators listed above represent what will be the subject for review of condition and prioritization, but may not be included in the final scope due to budget restrictions.

The anticipated project delivery method for this project is Construction Manager at Risk.

State Prevailing Wage requirements apply to this project.

#### B. Scope of Services

Upon award of the Agreement, the selected Architect/Engineer (A/E), will commence by developing the Program of Requirements.

Developing the Program of Requirements will be added as an additional service and shall commence with a field review of all existing conditions of each elevator car, shaft, pit and machine room. This field review shall be attended by all members of the OSU Project Team, the A/E design team, including all engineers and consultants as well as one State of Ohio elevator inspector. The intent of this review is to document all existing conditions as well as list all items that will require a code variance in order to complete the project. This review shall be provided as a report to OSU and contain all included conditions, variance items and conceptual costs for replacing all elevator equipment and necessary upgrades to the facilities to meet the current code requirements. Upon review of the report, the establishment of the list of elevators to be upgraded, and all needed Code Variances obtained and approved, the PoR phase shall be completed. Upon review and acceptance of the PoR, by OSU, the selected A/E shall commence with the Schematic Design Phase.

The selected A/E, as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the Owner and/or the Contracting Authority, the cost breakdown of the Architect/Engineer Agreement detailed cost components to address the Owner's project requirements. Participate in the Encouraging Growth, Diversity & Equity (EDGE) Program as required by statute and the Agreement. Required Professional Liability Insurance will be \$1,000,000 per claim and annual aggregate.

As required by the Agreement, and as properly authorized, provide the following categories of services: Program Verification, Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, Construction Administration, Post-Construction, and Additional Services of all types.



## Request for Qualifications (Architect / Engineer) continued

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- 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.
- Design quality and demonstrated ability of prospective firm and its proposed consultants to provide design services which represent the University's *Design Values for Campus Development* ([fod.osu.edu/proj\\_del/ref/0200\\_Design\\_Values.pdf](http://fod.osu.edu/proj_del/ref/0200_Design_Values.pdf)).
- 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 (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 OFCC website at <http://ofcc.ohio.gov>. 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.

### H. Submittal Instructions

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Submit all questions regarding this RFQ in writing to Eric Pike at [Pike.15@osu.edu](mailto:Pike.15@osu.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 name of the party submitting a question will not be included on the Q&A document.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)

LEED AP ND (Neighborhood Development specialty)

LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials:

CCCA: Certified Construction Contract Administrator (CSI)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# Architect/Engineer Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name Elevator Upgrades Proposer Firm \_\_\_\_\_  
 Project Number OSU-130154 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary A/E Firm Location, Size, and Workload (Maximum 10 points)</b>			
a. Proximity of primary A/E firm's office where the majority of work will be performed to the principal project site, and knowledge of local conditions	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 relevant licensed professionals within primary A/E firm available to perform the work (based on Part II of F110-330)	Less than 2 licensed professionals	1	Max = 3
	2 to 10 licensed professionals	1	
	More than 10 licensed professionals	1	
c. 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 \$250K in previous 24 months	2	
	\$250K to \$1M in previous 24 months	1	
	More than \$1M in previous 24 months	0	
<b>2. Primary A/E Qualifications (Maximum 30 points)</b>			
a. Project Manager (e.g., education, experience, credentials, effective communication skills)	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Designer (e.g., design awards, publications, appropriateness, innovation)	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical Staff (e.g., BIM/CAD operator / specifier education, experience, CDT or CCS* credentials)	Experience / ability of technical staff to create fully coordinated 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 - 5	
<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** (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	0 - 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 2 sample projects	1	
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED*** Training / Professional Accreditation (demonstrated either by the primary A/E 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 A/E 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 A/E evaluations and letters of reference	0 - 10	
b. Experience with similar projects and anticipated project delivery method (e.g., Multiple-Prime, General Contracting, CM at Risk, Design-Build)	Less than 3 projects	0 - 3	
	3 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 the <i>OFC Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Refer to list of applicable credentials in Section H of the RFQ ** Must be comprised of professional design services consulting firm(s) and NOT the primary A/E firm *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

**Notes:**

**Evaluator:**

Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

# Request for Qualifications (Architect / Engineer)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	<u>Science Laboratory Building</u>	Response Deadline	<u>Aug 22, 2013</u>	<u>4:00 PM</u>	local time
Project Location	<u>Ohio University</u>	Project Number	<u>OHU - 141920</u>		
City / County	<u>Athens / Athens</u>	Project Manager	<u>Dick Planisek</u>		
Owner	<u>Ohio University</u>	Contracting Authority	<u>Local Higher Education</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 (Form F110-330) directly to Dick Planisek at University Service Center; 49 Factory Street; Athens, OH 45701. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

Ohio University will be developing a new facility to contain offices, classrooms, teaching laboratories, and research laboratories intended to serve primarily the Departments of Chemistry, Physics and Astronomy, and Geology, with capabilities for collaboration with engineering, medical, other natural sciences programs. When completed, this building will replace existing space in several facilities throughout campus. The facility will serve undergraduate and graduate teaching functions, as well as graduate and faculty research spaces. This will be primarily a laboratory building, with specialized classroom spaces as needed. The facility is anticipated to contain about 225,000 GSF, although a complete programming phase will be performed to verify this assumption. Programming will require interface and coordination with several academic units. This is envisioned as a modern facility with flexibility in design and construction to accommodate a wide variety of research types as well as future changes in various program types, sizes and intensities. The design will be expected to fit the architectural context of the campus. A preliminary site location has been identified, but could be subject to change based on programming.

The anticipated project delivery method for this project is General Contracting.

State Prevailing Wage requirements apply to this project.

#### B. Scope of Services

The initial portion of the project is to provide a feasibility study and programming for the facility, including review of existing facilities, programming meetings with a variety of academic disciplines, and development of various concepts of laboratory design. The deliverable for this effort will be a complete program, preliminary design concepts, and project cost projections. Engineering concepts for the facility and programming-level cost projections are critical parts of this portion of the work. This effort should be led by the Laboratory Planning & Design portion of the project team.

Upon completion of this effort, the University will decide when to proceed with a full building design and construction effort, including a determination of the preferred construction delivery method. The University at that time may opt to continue into a design/construction phase with the selected consultant, or may pursue other options. This will be determined by the strength of the relationship developed between the consultant and the University during the programming phase.

Upon acceptance of the programming work and a determination to continue with the selected consultant by the University, the consultant will proceed into schematic design, design development and construction phases. The final timing of this design phase will be determined based on availability of funding, and other criteria as determined by the University.

The selected Architect/Engineer (A/E), as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the Owner and/or the Contracting Authority, the cost breakdown of the Architect/Engineer Agreement detailed cost components to address the Owner's project requirements. Participate in the Encouraging Growth, Diversity & Equity (EDGE) Program as required by statute and the Agreement.

As required by the Agreement, and as properly authorized, provide the following categories of services: Program Development, Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, Construction Administration, Post-Construction, and Additional Services of all types.



## Request for Qualifications (Architect / Engineer) continued

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- 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.
- 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 address how they will implement Building Information Modeling ("BIM") on the project, experience and level of training of staff related to BIM, incorporation of team partners that have previous BIM experience, and an understanding of collaborative BIM processes, including but not limited to the *State of Ohio BIM Protocol* available at the OFCC website at <http://ofcc.ohio.gov>.

The University's intent is to not require EDGE participation for the feasibility study/programming portion of the project, but to require it for the design/construction phase of the project.

Interested A/E firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the 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 OFCC website at <http://ofcc.ohio.gov>. 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.

### H. Submittal Instructions

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary. Paper copies should be submitted on plain bond paper, printed on two-sides.

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.

Submit all questions regarding this RFQ in writing to Dick Planisek at [planisek@ohio.edu](mailto:planisek@ohio.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 name of the party submitting a question will not be included on the Q&A document.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)

LEED AP ND (Neighborhood Development specialty)

LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials:

CCCA: Certified Construction Contract Administrator (CSI)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# Architect/Engineer Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name Science Laboratory Building Proposer Firm \_\_\_\_\_  
 Project Number OHU - 141920 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary A/E Firm Location, Size, and Workload (Maximum 10 points)</b>			
a. Proximity of primary A/E firm's office where the majority of work will be performed to the principal project site, and knowledge of local conditions	Less than 10 miles from project site	4 - 5	
	10 miles to 50 miles from project site	2 - 3	
	More than 50 miles from project site	0 - 1	
b. Number of relevant licensed professionals within primary A/E firm available to perform the work (based on Part II of F110-330)	Less than 7 licensed professionals	1	Max = 3
	7 to 15 licensed professionals	3	
	More than 15 licensed professionals	3	
c. 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 \$400,000 in previous 24 months	2	
	\$400,000 to \$800,000 in previous 24 months	1	
	More than \$800,000 in previous 24 months	0	
<b>2. Primary A/E Qualifications (Maximum 30 points)</b>			
a. Project Manager (e.g., education, experience, credentials, effective communication skills)	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Designer (e.g., design awards, publications, appropriateness, innovation)	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 15	
c. Technical Staff (e.g., BIM/CAD operator / specifier education, experience, CDT or CCS* credentials)	Experience / ability of technical staff to create fully coordinated construction documents	0 - 10	
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 - 5	
<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** (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	0 - 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 3 sample projects	1	
	3 to 5 sample projects	2	
	More than 5 sample projects	3	
b. LEED*** Training / Professional Accreditation (demonstrated either by the primary A/E 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 A/E 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 A/E evaluations and letters of reference	0 - 10	
b. Experience with similar projects and anticipated project delivery method (e.g., Multiple-Prime, General Contracting, CM at Risk, Design-Build)	Less than 3 projects	0 - 3	
	3 to 5 projects	4 - 6	
	More than 5 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 the <i>OFC Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 5 projects	0 - 1	
	5 to 10 projects	2 - 3	
	More than 10 projects	4 - 5	
* Refer to list of applicable credentials in Section H of the RFQ ** Must be comprised of professional design services consulting firm(s) and NOT the primary A/E firm *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

# Question and Answer List

## State of Ohio Standard Forms and Documents

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Project Name Science Laboratory Building Project Number OHU - 141920  
Project Location Athens, Ohio

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Date posted: August 5, 2013  
Date revised: N/A

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

1. Question: Several questions were received requesting clarification on the Primary Services Required versus the Secondary Services Required;
  - A. Answer: The intent and desire of the University is to have an Architectural firm be the primary consultant and to hold the contract with the University. The Laboratory Planning and Design consultant was erroneously identified as the primary service.  
The Laboratory Planning and Design member of the project team will be expected to act as the lead consultant during the programming and planning phase. Thereafter (in the design and construction phases) the Architectural firm will lead the project, with an expectation that the Laboratory Planning and Design consultant will participate as secondary team member during those phases, to insure that the ideas and concepts developed (under their leadership) during the programming and planning phase are appropriately implemented in the final project design and construction.
  
2. Question: Are the parameters for Proximity of the primary A/E firm to the project site (Selection Criteria, Item 1.a.) correct as shown.
  - A. Answer: Yes.
  
3. Question: EDGE: On p3, second paragraph, it is stated that it is not the intention to require EDGE participation for this portion of the project (for which the RFQ is written) and that the issue is to be addressed using the appropriate Intent and Good Faith forms. In the third paragraph, we are asked to identify by name the EDGE-certified businesses which will participate in the delivery of the services solicited in the RFQ. Since EDGE participation is not being solicited in this RFQ, please clarify what is expected in terms of naming EDGE-certified business in our submittal.
  - A. Answer: EDGE Participation is not required for the programming/planning phase and the consultants involved in that work. EDGE participation will be required for the Design and Construction portion of the project which will commence once the programming/planning phase is complete.
  
4. Question: On p1 under Project Description, it is stated that the anticipated project delivery method is General Contracting. On p1 under Scope of Services it is indicated that, upon completion of the study, the University will determine the preferred construction delivery method. On the Rating Form on p4, item 5b addresses experience with anticipated project delivery method. Should we focus only on General Contracting or should we address other methodologies as well?
  - A. Answer: The "General Contracting" project delivery method is indicated because the formatting of the document allowed only certain choices, and that is the one we chose to indicate at this time. Since the final project delivery method has not been determined, the submitters should provide information regarding their experience with all of the project delivery methods indicated in Item 5.b.

## Question and Answer List continued

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Project Name Science Laboratory Building

Project Number OHU-141920

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5. Question: The RFP states that the Primary A/E should be registered in Ohio. Can you confirm that you are looking for each of the team members indicated in Part 2 of the Selection Rating Form to be registered in Ohio (the PM, Project Designer, Technical Staff and Construction Administrative Staff)? Do these individuals need to work for the Primary A/E Firm?
- A. Answer: The primary team should have at least one participant in a significant role that is registered in the State of Ohio.
6. Question: Understanding this is a new building, do you want us to include a structural engineer on our team at this time?
- A. Answer: Yes, absolutely. This was an omission on our part.
7. Question: Will this building house the entire departments listed in the RFQ including the Departments of Chemistry, Physics and Astronomy, and Geology?
- A. Answer: That is the intent at this point, although part of the programming/planning exercise will be to help the University determine the best use of the available space and funding for the overall project.
8. Question: Will the Ohio University Science Building project be commissioned? If so, how will the commissioning solicitation process take place?
- A. Answer: Yes, it will be commissioned. The commissioning agent may be part of the consultant team, or may be a separate entity. This will be determined at a later date. If the project team does have commissioning capabilities, that should be mentioned in Section H (Additional Information) of the RFQ response format.

# Request for Qualifications (CM at Risk Contract)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	<u>Emergency Department Renovation</u>	Response Deadline	<u>08.30.13</u>	<u>4:30pm</u>	local time
Project Location	<u>Rhodes Hall</u>	Project Number	<u>OSU-130547</u>		
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Lance Timmons</u>		
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</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 (Form F110-330) directly to Lance Timmons at The Ohio State University, Facilities Operations and Development at 400 Enarson Classroom Building, 2009 Millikin Road, Columbus, OH 43210. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

The project is a partial renovation of the existing Wexner Medical Center Emergency Department. The affected area is approximately 16,000sf of light to heavy construction, and will tie into newly renovated and expanded emergency department space. The project is located on the ground floor of Rhodes Hall, North of 10<sup>th</sup> Avenue on the Wexner Medical Center campus.

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

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

Professional design services are being acquired by the Owner under a separate contract. DesignGroup will be providing architectural design, and AEI will be providing MEP design.

State Prevailing Wage requirements apply to this project.

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

A commissioning agent will be hired by OSU to help supplement the design team.

The project is anticipated to start construction in June of 2014.

#### B. Scope of Services

The selected Construction Manager at Risk (CMR), 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 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 on documents produced by the A/E during the Schematic Design, Design Development, and Construction Document stages; develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Subcontractor Prequalification and Bidding process, Construction and Closeout Stage.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

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 Owner, the A/E and the CM. The Owner and/or Owner's representative shall have access to all books, records, documents and other data in the CM's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

## Request for Qualifications (CM at Risk Contract) continued

**Preconstruction Services:** The CM will work cooperatively with the Owner, A/E 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 Agreement, such partially completed documents (the "Basis Documents") shall be provided to the CM, together with the A/E's detailed listing of any material incomplete design elements and the A/E's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The CM shall submit to the Owner and the A/E their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The CM, the Owner and the A/E (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 A/E and the CM. The CM shall then submit to the Owner, for approval, the CM'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 (GMP Amendment), the parties will enter into an amendment to the Agreement establishing the Contract Sum (GMP Amendment). The final negotiated Contract Sum shall not exceed the Project Budget established for construction. If the proposed Contract Sum exceeds such budget, then the Owner may terminate the agreement with the CM and seek from other firms, bids for completion of the Project.

**Construction Services:** The CM shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The CM 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 CM'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 (Form F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Major Medical Center Work
2. Emergency Department Experience

### C. Funding / Estimated Budget

Total Project Cost	<u>\$3,808,450.00</u>
Construction Cost	<u>\$2,800,000.00</u>
State Funding	<u>N/A</u>
Other Funding	<u>Local Funds</u>

### D. Anticipated Schedule

CM Services Start (mm/yy)	<u>09 / 2013</u>
Construction Contracts Start (mm/yy)	<u>05 / 2014</u>
Construction Contracts Completed (mm/yy)	<u>12 / 2014</u>
CMR Services Completed (mm/yy)	<u>03 / 2015</u>
DD GMP Approval (mm/yy)	<u>11 / 2013</u>

### E. EDGE Participation Goal

Percent of Total Construction Contracts Awarded	<u>5%</u>	Percent of <i>initial</i> TOTAL CM Fee	<u>5%</u>
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### F. Evaluation Criteria for Selection

#### Selection Criteria:

The CM 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 State and 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 Qualifications (CM at Risk Contract) continued

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### 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 Agreement with the Owner containing the contract terms and conditions, (ii) a set of the most recent design documents and (iii) a proposed Project schedule.

### Pre-Proposal Meeting:

Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Owner. The purpose of the pre-proposal 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 Doan Hall. The Owner will notify each short-listed firm to schedule individual times for the pre-proposal meetings.

### Interview:

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

### Selection Schedule:

Tentative schedule is subject to change.

RFQ Posted and Advertised	07/31/2013
Qualifications Due	08/30/2013
RFP issued to the Short-Listed Firms	09/05/2013
Site Visit at Rhodes ED project site	09/12/2013
Pre-proposal Meetings at Doan N-020	09/12/2013
Proposals Due	09/26/2013
Interviews at Enarson Building, Conference Room 410	09/27/2013
Selection of CM	09/27/2013
Controlling Board Meeting for approval of Agreement	N/A

### 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.

Interested CM firms are required to address how they will implement Building Information Modeling ("BIM") on the project, experience and level of training of staff related to BIM, incorporation of team partners that have previous BIM experience, and an understanding of collaborative BIM processes, including but not limited to the *State of Ohio BIM Protocol* available at the OFCC website at <http://ofcc.ohio.gov>.

Interested CM firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the CM'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 CM's Proposal. Both forms can be accessed via the OFCC website at <http://ofcc.ohio.gov>. 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.

## **H. Submittal Instructions**

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using

## Request for Qualifications (CM at Risk Contract) continued

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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.

Submit all questions regarding this RFQ in writing to Lance Timmons at [timmons.19@osu.edu](mailto:timmons.19@osu.edu) with the project number included in the subject line (no phone calls please). The name of the party submitting a question will not be included on the Q&A document.

Unless otherwise noted or exempt, all documents submitted to the Owner in response to this RFQ or RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the 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.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

LEED AP ND (Neighborhood Development specialty)  
LEED AP Homes (Specialty for residential LEED construction)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)

Other Industry Credentials

CCCA: Certified Construction Contract Administrator (CS)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# CM at Risk Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name Emergency Department Renovation Proposer Firm \_\_\_\_\_  
 Project Number OSU-130547 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	4 - 5	
	50 miles to 150 miles	2 - 3	
	More than 150 miles	0 - 1	
b. Amount of fees awarded by the Contracting Authority to the primary CM firm in the previous 24 months (exclude projects on hold)	Less than \$100K	5	
	\$100K to \$250K	2	
	More than \$250K	0	
<b>2. Primary CM Qualifications (Maximum 40 points)</b>			
a. Project Management Lead (e.g., education, experience, credentials)	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 40
b. Project Administration Lead (e.g., awards, publications, appropriateness, innovation)	Experience / creativity of project admin staff to achieve owner's vision and requirements	0 - 10	
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 - 10	
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 10 points)</b>			
a. Key Consultants	Experience / ability of key consultants to perform effectively and collaboratively	1 - 5	
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	0 - 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 3 sample projects	1	
	3 to 5 sample projects	2	
	More than 5 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 (CM at Risk)	Less than 3 projects	0 - 3	
	3 to 5 projects	4 - 6	
	More than 5 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 the <i>OFC Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 3 projects	0 - 1	
	3 to 5 projects	2 - 3	
	More than 5 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 \_\_\_\_\_ Date \_\_\_\_\_



# Request for Qualifications (Design-Build Contract)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Ohio Facilities Construction Commission

Project Name	<u>Gordon Park Bike Trail Repair</u>	Response Deadline	<u>Aug. 12, 2013 4:00 p.m.</u> local time
Project Location	<u>801 E 72nd St</u>	Project Number	<u>DNR-130049</u>
City / County	<u>Cleveland / Cuyahoga</u>	Project Manager	<u>Kevin Russell</u>
Owner	<u>Ohio Department of Natural Resources</u>	Contracting Authority	<u>OFCC</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 (Form F110-330) directly to Christina Miller at 30 West Spring Street, 4th Floor, Columbus, Ohio 43215. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

The Ohio Department of Natural resources, (ODNR), plans on replacing the existing seawall, breakers, bike trail and protective railing. This area, approximately 500 yards in length, has been damaged by erosion, and needs to be replaced

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

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.

The final scope has not yet been finalized but the final Criteria will be provided to the short listed teams.

This project will utilize the Design-Build project delivery method.

State Prevailing Wage requirements apply to this project.

#### Criteria AE's Role

The State has selected Middough, Inc. to perform the role of Criteria A/E. However, the Criteria A/E Basic Services under the standard Criteria AE scope of services, will include verification and finalization of the Owner's Program of Requirements, it is the intent of the State to have the Criteria AE continue to advance the Criteria to a level consistent with a Program of Requirements.

#### 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, the Contracting Authority and Criteria A/E, the breakdown of the 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: develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Schematic Design, Design Development, Subcontractor Prequalification and Bidding process, Construction Documents, Construction and Closeout stages.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

The preconstruction and construction services are generally described below. Subcontracts will be awarded by the DB to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority and the Owner, the Criteria A/E and the DB. The Contracting Authority and/or Owner shall have access to all books, records, documents and other data in the DB's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

**Preconstruction Services:** The DB will work cooperatively with the Contracting Authority and/or Owner, Criteria A/E and Project Team, and will provide, among other services, schedule development, estimate development, program verification, schematic design, design development, Guaranteed Maximum Price (GMP) proposal, subcontractor

**Request for Qualifications (Design-Build Contract) continued**

prequalification and bidding, construction documents preparation, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the Owner, the Contracting Authority and Criteria A/E, together with the A/E of Record's detailed listing of any material incomplete design elements and the A/E of Record's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). The DB shall submit to the Contracting Authority and/or Owner and the Criteria A/E their proposed Guaranteed Maximum Price (the "Contract Sum") and its qualifications and assumptions based upon the Basis Documents and the Design Intent Statement. The DB, the Contracting Authority and/or Owner and the Criteria A/E (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 Contracting Authority and/or Owner, the Criteria A/E and the DB. The DB shall then submit to the Contracting Authority, for approval, the DB's proposed final Contract Sum based upon the Basis Documents, the approved qualifications and assumptions and the Design Intent Statement. Contingent upon the Contracting Authority's approval of the final Contract Sum (GMP Amendment), the parties will enter into an amendment to the 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 Contracting Authority may terminate its agreement with the DB.

Construction Services: The DB shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The DB shall hold all subcontracts and shall be fully responsible for the means and methods of construction, construction execution, progress schedule, weekly progress meetings, testing and inspection, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations including monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Contracting Authority. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Contracting Authority reserves the right to approve the DB's selection of subcontractors and any supplement terms to the subcontract form.

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

1. Design-Build delivery method experience
2. Expedited project schedule management
3. Guaranteed Maximum Price (GMP)
4. State of Ohio construction experience
5. Site development experience
6. Experience with OAKS CI
7. Experience with ODNR construction projects
8. Experience with expedited Project Delivery

**C. Funding / Estimated Budget**

Total Project Cost	<u>\$2,500,000.00</u>	State Funding	<u>\$2,500,000.00</u>
Construction Cost	<u>\$2,100,000.00</u>	Other Funding	<u>\$0.00</u>

**D. Anticipated Schedule**

DB Services Start (mm/yy)	<u>9/1/13</u>
Construction Stage Start (mm/yy)	<u>10/1/ 13</u>
Construction Completed (mm/yy)	<u>12/ 31/13</u>

**E. EDGE Participation Goal**

Percent of Preconstruction Compensation	<u>5%</u>
Percent of Initial Design Services Fee	<u>5%</u>
Percent of Contract Sum	<u>5%</u>

**F. Evaluation Criteria for Selection**

Selection Criteria:

The DB will be selected using (i) a qualifications-based selection process during the Request for Qualifications (RFQ) stage to develop a short list and (ii) a best value selection process during the Request for Proposal (RFP) stage for the final DB selection. The qualifications-based selection criterion for the RFQ is included in this announcement.

## Request for Qualifications (Design-Build Contract) continued

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### Short List:

Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. After evaluating the responses to this RFQ, the Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Contracting Authority determines that fewer than three firms are qualified, it will only select the qualified firms.

### Request for Proposal:

The short-listed firms shall be sent a RFP that will invite the firms to submit pricing proposals containing their proposed preconstruction stage reimbursable expenses, preconstruction fee, preconstruction stage design fee, preconstruction stage personnel costs, construction stage personnel costs, construction stage itemized general conditions cost, construction stage contingency percentage, construction stage design fee percentage, and design-build fee percentage. The short-listed candidates will also receive (i) a form of the Agreement with the Contracting Authority containing the contract terms and conditions, (ii) a set of the most recent criteria documents and (iii) a proposed Project schedule.

### Pre-Proposal Meeting:

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

### Interview:

After submitting responses to the RFP, the short-listed firms will be interviewed by the Contracting Authority and representatives of the Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance with the timetable, budget and EDGE expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

### Selection Schedule:

Tentative schedule is subject to change.

Qualifications Due	August 12, 2013
RFP issued to the Short-Listed Firms	August 16, 2013
Site Visit at Gordon Park project site	August 22, 2013
Pre-proposal Meetings at OFCC - Columbus	August 29, 2013
Proposals Due and GMP Proposal Due	September 5, 2013
Interviews at OFCC - Columbus	September 6, 2013
Selection of DB	September 12, 2013
Notice To Proceed	October 3, 2013
Start of Construction	October 11, 2013
Construction Completion	November 27, 2013
Project Completion	December 31, 2013

### Cancellation and Rejection:

The Contracting Authority reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

Interested Design-Build firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the DB's team. The EDGE Affidavit and / or waiver request letter and Demonstration of Good Faith Effort form(s) with complete documentation must be attached to the DB's Proposal. Both forms can be accessed via the OFCC website at <http://ofcc.ohio.gov>.

For all Statements of Qualifications, please identify the EDGE-certified Business Enterprises, by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

## Request for Qualifications (Design-Build Contract) continued

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### H. Submittal Instructions

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Submit all questions regarding this RFQ in writing to Christina Miller at [christina.miller@ofcc.ohio.gov](mailto:christina.miller@ofcc.ohio.gov) 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 name of the party submitting a question will not be included on the Q&A document.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority in response to this RFQ or RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. **Summary:** Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. **Bonding/Insurance:** Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability and professional liability.
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.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

LEED AP ND (Neighborhood Development specialty)  
LEED AP Homes (Specialty for residential LEED construction)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)

Other Industry Credentials

CCCA: Certified Construction Contract Administrator (CS)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# Design-Build Selection Rating Form

## State of Standard Forms and Documents

Project Name Gordon Park Bike Trail Repair Proposer Firm \_\_\_\_\_  
 Project Number DNR-130049 City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary DB Location 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 75 miles from project site	2 - 3	
	More than 75 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 \$1,000,000 in previous 24 months	5	
	\$1,000,000 to \$5,000,000 in previous 24 months	2	
	More than \$5,000,000 in previous 24 months	0	
<b>2. Primary 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 preconstruction stage compensation over the advertised EDGE participation goal	0 - 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 3 sample projects	0	
	3 to 6 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 DB evaluations and letters of reference	0 - 10	
b. Experience with similar projects and Design-Build project delivery method	Less than 2 projects	0 - 3	
	2 to 4 projects	4 - 6	
	More than 4 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 the <i>OFC Manual</i> , the Standard Requirements, and ORC Chapter 153)	Less than 5 projects	0 - 1	
	5 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 team *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

Notes:

Evaluator:

Name \_\_\_\_\_  
 \_\_\_\_\_

**Request for Qualifications (Design-Build Contract) continued**

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\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Request for Qualifications (Architect / Engineer)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** School District Board + OFCC

Project Name	<u>New West Muskingum Elementary School</u>	Response Deadline	<u>8/21/2013</u>	<u>4:00 PM</u>	local time
Project Location	<u>200 Kimes Rd.</u>	Project Number	<u>TBD</u>		
City / County	<u>Zanesville / Muskingum</u>	Project Manager	<u>TBD</u>		
Owner	<u>West Muskingum Local School</u>	Contracting Authority	<u>School District Board + OFCC</u>		
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested on CD (PDF)	<u>2</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Jill Hoobler at 30 West Spring Street, 4th Floor, Columbus, OH 43215. See Section H of this RFQ for additional submittal instructions.

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### Project Overview

#### A. Project Description

- Build one (1) new Elementary school to house 604 students in grades PK-4.
- The building is approximately 70,426 sf. and is to be built in accordance with the Ohio School Design Manual.
- Abatement & Demolition of Falls Elementary School is included in the project scope
- The new building is to be built on the existing Falls Elementary School site (formerly the high school) which is also adjacent to the existing Middle School.
- The existing Falls Elementary school will remain open until completion of the new building.
- The district has their local funding in place and formal OSFC Commission approval has been completed. Controlling Board approval is scheduled for August 19.
- A Project Agreement between the District and OSFC is anticipated in September of this year.
- Hopewell Elementary abatement and demolition, which is listed in the OSFC Master Plan, is not included in this scope of work.

The anticipated project delivery method for this project is Construction Manager at Risk.

Prevailing Wage requirements do not apply to this project.

#### B. Scope of Services

The Basis of design and construction includes conformance with the Ohio School Design Manual and the US Green Building Council's (LEED) for Schools Silver Certification with a preferred investment in attaining points in the Energy and Atmosphere category. Basic Services to be provided by the Architect shall consist of six (6) phases, Program of Requirements, Schematic Design, Design Development, Proposal and GMP Amendment Construction Documents, Subcontractor Buyout Construction, and Closeout and include without limitation normal architectural, civil, structural, mechanical, electrical, technology, landscape design, engineering services for the Project, and any necessary design and engineering services related to signage and graphics, acoustics, security systems, computers, communications (telephone and data), fixtures, furnishings, interior design, kitchens and equipment.

Refer to the *Ohio School Design Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <http://ofcc.ohio.gov>.

During the construction period, provide not less than 16 hours (excluding travel time) on-site construction administration services each week, including (1) attendance at progress meetings, (2) a written field report of each site visit, (3) on-site representation comprised of the A/E and its consultant staff involved in the primary design of the project, all having relevant and appropriate types of construction administration experience.

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

1. OSFC Funded Projects
2. Public School Projects
3. Small/Urban site projects (Tight Site Conditions)
4. CM at Risk project delivery experience
5. LEED experience

# Request for Qualifications (Architect / Engineer) continued

## C. Funding / Estimated Budget

Total Project Cost	<u>\$16,632,203</u>	State Funding	<u>\$14,260,271 (not including Hopewell A&amp;D Scope)</u>
Construction Cost	<u>\$14,325,125</u>	Other Funding	<u>\$2,371,932 (not including Hopewell A&amp;D Scope)</u>
Estimated A/E Fee	<u>6% to 7%</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>Architecture</u>
Secondary	<u>Mechanical/Electrical/Plumbing Eng.</u>
	<u>Civil Engineering</u>
	<u>Structural Engineering</u>
	<u>Interiors/Furniture</u>
	<u>Technology</u>
	<u>Landscape Architecture</u>
Others	<u>Food Service, Acoustical</u>

## E. Anticipated Schedule

Professional Services Start (mm/yy)	<u>09 / 2013</u>
Construction Contracts Start (mm/yy)	<u>06 / 2014</u>
Construction Contracts Completed (mm/yy)	<u>12 / 2015</u>
Professional Services Completed (mm/yy)	<u>12 / 2016</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 ORC Chapter 4703, (2) a landscape architect holding a license and certificate of authorization issued by the Ohio Landscape Architects Board pursuant to ORC 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 ORC 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.
- Current workload of proposed team.
- 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.
- See rating form at end of this RFQ.

Interested A/E firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business Enterprise(s), as a part of the 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 OFCC website at <http://ofcc.ohio.gov>. The Intent to Contract and to Perform form is again required at the Fee Proposal stage.

## Request for Qualifications (Architect / Engineer) continued

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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.

### H. Submittal Instructions

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

Paper copies of the Statement of Qualifications, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat Professional or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Adobe Acrobat Professional, go to Advanced, then PDF Optimizer. Also, please label the CD and the CD cover with the project number and firm name.

Facsimile or e-mailed copies of the Statement of Qualifications will not be accepted.

Submit all questions regarding this RFQ in writing to Jill Hoobler at [Jill.Hoobler@ofcc.ohio.gov](mailto:Jill.Hoobler@ofcc.ohio.gov) 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 name of the party submitting a question will not be included on the Q&A document.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

LEED Credentials: Leadership in Energy & Environmental Design (Green Building Certification Institute)

GA: Green Associate

AP: LEED AP (Legacy LEED Accredited Professional without specialty)

AP +: (see below):

LEED AP BD+C (Building Design and Construction specialty)

LEED AP ID+C (Interior Design and Construction specialty)

LEED AP O+M (Operations and Maintenance specialty)

LEED AP ND (Neighborhood Development specialty)

LEED AP Homes (Specialty for residential LEED construction)

Other Industry Credentials:

CCCA: Certified Construction Contract Administrator (CSI)

CCM: Certified Construction Manager (CMAA)

CCS: Certified Construction Specifier (CSI)

CDT: Construction Document Technologist (CSI)

DBIA: Design-Build Institute of America

# Architect/Engineer Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name New West Muskingum Elementary School Proposer Firm \_\_\_\_\_  
 Project Number TBD City, State, Zip \_\_\_\_\_

Selection Criteria		Value	Score
<b>1. Primary A/E Firm Location, Size, and Workload (Maximum 10 points)</b>			
a. Proximity of primary A/E firm's office where the majority of work will be performed to the principal project site, and knowledge of local conditions	Less than 75 miles from project site	4 - 5	
	75 miles to 100 miles from project site	2 - 3	
	More than 100 miles from project site	0 - 1	
b. Number of relevant licensed professionals within primary A/E firm available to perform the work (based on Part II of F110-330)	Less than 3 licensed professionals	1	Max = 3
	3 to 10 licensed professionals	2	
	More than 10 licensed professionals	3	
c. 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 \$250K in previous 24 months	2	
	\$250K to \$1M in previous 24 months	1	
	More than \$1M in previous 24 months	0	
<b>2. Primary A/E Qualifications (Maximum 30 points)</b>			
a. Project Manager (e.g., education, experience, credentials, effective communication skills)	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Designer (e.g., design awards, publications, appropriateness, innovation)	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical Staff (e.g., BIM/CAD operator / specifier education, experience, CDT or CCS* credentials)	Experience / ability of technical staff to create fully coordinated 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 - 5	
<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** (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	0 - 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 3 sample projects	1	
	3 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED*** Training / Professional Accreditation (demonstrated either by the primary A/E 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 A/E 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 A/E evaluations and letters of reference	0 - 10	
b. Experience with similar projects and anticipated project delivery method (e.g., Multiple-Prime, General Contracting, CM at Risk, Design-Build)	Less than 3 projects	0 - 3	
	3 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 the OSDM, the Standard Requirements, and ORC Chapter 153)	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Refer to list of applicable credentials in Section H of the RFQ ** Must be comprised of professional design services consulting firm(s) and NOT the primary A/E firm *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

