



John R. Kasich / Governor
State of Ohio

David Williamson / Executive Director
Ohio Facilities Construction Commission



OHIO FACILITIES CONSTRUCTION COMMISSION

Ohio Register

Information of Interest for the
Architectural, Engineering and Construction Industry

Issue Number 277

September 2016

Response Deadline:

Varies by project

Lindsay Deering / Editor

Ohio Facilities Construction Commission

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An Equal Opportunity Employer

Ohio Register General Information and Requirements

State of Ohio Standard Forms and Documents

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.

Qualifications-based Selection (QBS) Requests for Qualifications

"Qualifications-based Selection" (QBS) refers to a procurement process used by state agencies, institutions of higher education and school districts for the selection of Architect/Engineer (A/E) and A/E services for public construction projects. It is a competitive contract procurement process whereby professional design firms submit qualifications to the public owner who evaluates and selects the most qualified firm, and then negotiates the project scope of work, schedule, budget and fees.

For the...Architect/Engineer (A/E); Construction Manager Agent (CMA); Owner Agent (OA); Criteria A/E (C-A/E); Commissioning Services (CxA) provider; and Specialty Consultant/Planning (SC) provide

<u>Publish Date</u>	<u>Due Date</u> ^v	<u>Project Number</u>	<u>Owner</u>	<u>Project Name</u>	<u>Primary Service</u>	<u>Estimated Project Cost</u>	<u>Q&A</u>	<u>Short List (Selection Starred)</u>	<u>Notes</u>
9/23/2016	10/27/2016	UCN-16164A	University of Cincinnati	UC Libraries Master Plan Study	Planning	\$150,000	Update Q&A	TBD	
10/7/2016	10/25/2016	OSU-160380	Ohio State University	Wexner Medical Center - 72-Bed Build Out	CxA	\$58,496,460	N/A	TBD	
9/26/2016	10/21/2016	DNR-170014	Ohio Department of Natural Resources	Statewide Environmental Technical Assistance FY17-18	A/E		NEW Q&A	TBD	Project costs vary
9/23/2016	10/18/2016	UCN-16094B	University of Cincinnati	Alumni Center (New Building)	A/E	\$30,000,000	Q&A	TBD	
9/26/2016	10/17/2016	OSU-160976	Ohio State University	Elevator Repairs and Replacements Phase 2	A/E	\$4,015,000	N/A	TBD	
9/21/2016	10/14/2016	JTC-160003	Eastern Gateway Community College	EGCC Student Success Center	A/E	\$1,820,000	N/A	TBD	

9/26/2016	10/11/2016	OSU-160892	Ohio State University	Marion-Morrill Hall 3rd Floor Renovation	A/E	\$1,850,000	N/A	TBD	
9/16/2016	10/7/2016	DAS-170001 (RVSD)	Ohio Department of Administrative Services	Rhodes Tower Building Envelope Renovation	A/E	\$19,250,000	Q&A	TBD	Typo on score sheet corrected 9/21/16
9/22/2016	10/7/2016	DRC-17F013	Ohio Department of Rehabilitation and Correction	LORCI SEG Plumbing Renovation	A/E	\$2,260,000	Q&A	TBD	
9/12/2016	10/3/2016	SFC-160404	Anna Local Schools	Anna Local Schools	A/E	\$18,684,775	Q&A	TBD	Cost does not include LFI
9/14/2016	10/3/2016	OHU-170006	Ohio University	Perkins Hall Electric and Fire Alarm Upgrades	A/E	\$800,000	N/A	TBD	TBD
9/6/2016	9/29/2016	OSU-160807	Ohio State University	Postle Partial Replacement - Design Architect	A/E	\$95,000,000	Q&A	TBD	Pre-Scope Meeting Due date changed to 9/29/16 (9/19/16) RFQ updates in yellow

									(9/14/16)
9/7/2016	9/28/2016	OSU-160936	Ohio State University	Mansfield - Conard 2nd Floor Renovation	A/E	\$2,000,000	N/A	TBD	
9/2/2016	9/27/2016	SFC-170406	Lancaster City School District	Lancaster City School District - CFAP Segment #1 (2 New JrHS's)	A/E	\$46,917,134	Q&A	TBD	
9/6/2016	9/26/2016	OSU-160589-MEP	Ohio State University	Morehouse - Chiller and Electrical Distribution - MEP Engineering	MEP Engineering	\$8,000,000	Q&A	TBD	
9/8/2016	9/26/2016	OSU-160920	Ohio State University	Franklin County Extension Office	A/E	\$5,300,000	N/A	TBD	
9/6/2016	9/23/2016	OSU-160973	Ohio State University	Advanced Materials Corridor - Phase 1	A/E	\$59,100,000	N/A	TBD	
9/6/2016	9/23/2016	OSU-160807-MEP	Ohio State University	Postle Partial Replacement - MEP Engineering	MEP Engineering	\$95,000,000	Q&A	TBD	Pre-Scope Meeting RFQ updates in yellow (9/14/16)
9/6/2016	9/22/2016	OSU-170011	Ohio State University	Optometry Clinic Entrance	A/E	\$6,480,000	N/A	TBD	
9/2/2016	9/21/2016	MUN-100068	Miami University	Central Quad MV Conversion	A/E	\$650,000	N/A	TBD	

9/6/2016	9/21/2016	OSU-160807-AoR	Ohio State University	Postle Partial Replacement - Architect of Record	A/E - AoR	\$95,000,000	Q&A	TBD	Pre-Scope Meeting RFQ updates in yellow (9/14/16)
9/6/2016	9/20/2016	OSU-160589-AoR	Ohio State University	Morehouse - Chiller and Electrical Distribution - Architect of Record	A/E - AoR	\$8,000,000	Q&A	TBD	
8/9/2016	9/16/2016	OHU-170003	Ohio University	Clippinger Laboratories Addition/Renovation	A/E	\$42,600,000	Q&A	TBD	RFQ updated 8/15/16
8/29/2016	9/16/2016	OSU-160969	Ohio State University	Doan - Public Elevators 4-7	A/E	\$2,500,000	N/A	TBD	
8/29/2016	9/9/2016	OHU-170004	Ohio University	Washington Hall Restroom Upgrade	A/E	\$3,200,000	N/A	TBD	
8/26/2016	9/8/2016	DRC-16F101	Ohio Department of Rehabilitation & Correction	RCI Lock Upgrades	A/E	\$10,885,000	N/A	K2M Design Renouveau Design *Schorr Architecture	Selection: Schorr Architecture
8/12/2016	9/7/2016	MUN-100067	Miami University	Hoyt Hall Renovation	A/E	\$2,250,000	N/A	TBD	

8/23/2016	9/7/2016	DAS-170001	Ohio Department of Administrative Services	Rhodes Tower Renovations	A/E	\$19,250,000	Q&A	Revised & Readvertised	
8/8/2016	9/5/2016	ZSC-17-18-006	Zane State College	Willett-Pratt Training Center Renovations	A/E	\$200,000	N/A	TBD	
7/29/2016	8/30/2016	KSU-17L001	Kent State University	Kent State University - Kent Campus Master Plan	A/E	\$950,000	Q&A	TBD	Project may cost up to \$950,000 Pre-submission Meeting Attendance
8/8/2016	8/26/2016	WSU-160027	Wright State University	Agricultural Education and Water Quality Building	A/E	\$3,000,000	N/A	TBD	
8/12/2016	8/26/2016	BGU-166228	Bowling Green State University	BGSU Ice Arena Space Study	A/E		Q&A	*SHP Leading Design OSports Crawford Architects The Collaborative, Inc.	Selection: SHP Leading Design

8/8/2016	8/22/2016	BTC-170001	Belmont College	FY-17 Main Building Improvements	A/E	\$7,910,000	Q&A	FMS *Perspectus Architecture Richard Fleischman	Selection: Perspectus Architecture Update 8/9/16: Please send paper copies. See RFQ for details.
8/8/2016	8/22/2016	CSU-TBD	Central State University	Hallie Q. Brown Memorial Library Structural Repair and Modernization Phase II	A/E	\$4,090,000	Q&A	Champlin Architecture *Levin Porter LWC Incorporated	Selection: Levin Porter
7/19/2016	8/20/2016	NCC-016202	North Central State College	Kehoe Center Infrastructure Renovation	A/E	\$1,195,000	N/A	TBD	
7/26/2016	8/19/2016	OHU-170002	Ohio University	Seigfred Hall Renovation	A/E	\$9,540,000	N/A	BDTAID Schooley Caldwell SPGB	MEP Engineer selected jointly by A/E and OU.
7/26/2016	8/19/2016	OHU-170002-MEP	Ohio University	Seigfred Hall Renovation	MEP Engineering	\$9,450,000	N/A	TBD	MEP Engineer selected jointly by A/E and OU.

7/15/2016	8/8/2016	ZSC-17-18-004	Zane State College	Holdren-Watton Law Lab Renovation	A/E	\$305,000	N/A	TBD	
7/15/2016	8/8/2016	ZSC-17-18-005	Zane State College	College Hall & Health Science Hall Restroom Renovation	A/E	\$175,000	N/A	TBD	
7/11/2016	8/4/2016	SFC-170405	Cleveland Municipal School District	CMSD Segment 8 Projects (Small Scope)	A/E	\$154,439,184	Q&A	Selection Process on Hold	Project cost does not include LFIs
7/14/2016	8/4/2016	SFC-160395	Fostoria City School District	Fostoria City School District	A/E	\$46,715,413	N/A	*Garmann/Miller & Associates BSHM Architects Lesko Associates	Selection: Garmann/Miller & Associates Project cost does not include LFI
7/11/2016	8/3/2016	SFC-170405	Cleveland Municipal School District	CMSD Segment 8 Projects (Large Scope)	A/E	\$154,439,184	Q&A	Selection Process on Hold	Project cost does not include LFIs
7/11/2016	8/1/2016	ZSC-17-18-002	Zane State College	Campus-wide Sidewalks, Roadways &	A/E	\$430,000	N/A	TBD	

Lighting Renovation									
7/12/2016	8/1/2016	ZSC-17-18-003	Zane State College	Campus Center HVAC, Building Envelope & Interior Lighting	A/E	\$600,000	N/A	TBD	
7/8/2016	7/27/2016	OHU-160022	Ohio University	Athletic Academic Center	A/E	\$6,165,180	N/A	*MSA Sport Moody Nolan Braun & Steidl Architects	Selection: MSA Sport Project number updated 7/11/16
7/6/2016	7/22/2016	BGU-166220	Bowling Green State University	Regional Engineering Services Provider	A/E		Q&A	See Shortlist	Costs vary by project
7/8/2016	7/22/2016	UCN-16240A	University of Cincinnati	ECUP New Boiler No. 4	A/E	\$3,800,000	\N/A	Fosdick & Hilmer M-Engineering RMF Engineering	
6/17/2016	7/19/2016	OHU-160020	Ohio University	Ohio University - RTV Chiller Replacement	A/E	\$3,000,000	N/A	TBD	

6/17/2016	7/19/2016	OHU-160021	Ohio University	Ohio University - Alden Library Chiller Replacement Project	A/E	\$3,000,000	N/A	TBD	
6/27/2016	7/19/2016	OHU-TBD	Ohio University	James Hall Heating Upgrade	A/E	\$2,000,000	N/A	Pickering Associates *DLZ Ohio Fishbeck, Thompson, Carr, & Huber	Selection: DLZ Ohio

Best Value Selection (BVS) Requests for Qualifications

"Best Value Selection" (BVS) is a selection process in which proposals contain both pricing and performance components, and award is based upon a combination of pricing and performance considerations to determine the offer deemed most advantageous and of the greatest value to the public authority.

For the...Construction Manager at Risk provider (CM); Design Builder (DB) and Energy Performance Contracting provider.

<u>Publish Date</u>	<u>Due Date</u> ^v	<u>Project Number</u>	<u>Owner</u>	<u>Project Name</u>	<u>Primary Service</u>	<u>Estimated Project Cost</u>	<u>Q&A Misc</u>	<u>Short List (Selection Starred)</u>	<u>Notes</u>
9/19/2016	11/1/2016	SFC-170406	Lancaster City School District	Lancaster City School District - CFAP Segment #1 (2 New Jr. High Schools)	CMR	\$46,917,134	N/A	TBD	
10/3/2016	11/1/2016	CTI-170001	Columbus State Community College	School of Hospitality Management and Culinary Arts	CMR	\$30,000,000	N/A	TBD	Project cost to range from \$25-30 million
10/7/2016	10/31/2016	DNR-170070	Ohio Department of Natural Resources	Statewide Cabin Renovations FY17-18	DB	\$5,789,956	N/A	TBD	
9/28/2016	10/27/2016	SFC-160404	Anna Local School District	Anna Local Schools	CMR	\$18,684,775	N/A	TBD	
10/12/2016	10/21/2016	Update BGU-166241	Bowling Green State University	Moore Musical Arts Center Ductwork Replacement	DB	\$3,051,000	N/A	TBD	Download the Moore Musical Arts

[Center Duct System Study](#)

9/30/2016	10/20/2016	MUN-100069	Miami University	MacCracken & Richard Renovation	DB	\$58,000,000	N/A	TBD	
9/6/2016	10/17/2016	OSU-160589	Ohio State University	Morehouse - Chiller and Electrical Distribution	CMR	\$8,000,000	Q&A	TBD	
9/26/2016	10/13/2016	DNR-150031	Ohio Department of Natural Resources	Cadiz Mine Training Facility - Phase 2	DB	\$3,300,000	Q&A	TBD	Information on Submittal Instructions added 09/27/16
9/15/2016	10/7/2016	OSU-150703	Ohio State University	UH East Courtyard Retaining Wall	DB	\$587,224	N/A	TBD	TBD
9/2/2016	10/6/2016	BGU-166235	Bowling Green State University	East Campus/Centrex Electrical Load Center Elimination	CMR	\$9,424,200	N/A	TBD	Information on Submittal Exchange added 9/13/16
9/6/2016	10/6/2016	OSU-160807	Ohio State University	Postle Partial Replacement	CMR	\$95,000,000	Q&A	TBD	Pre-Scope Meeting Pre-proposal meeting time added as 3:00 PM 9/14/16, RFQ update made 9/14/16
8/30/2016	10/3/2016	SFC-150383.01	Akron Public Schools	Akron Ellet HS	CMR	\$58,453,047	Q&A	TBD	Project cost does not

									include demo and abatement
9/19/2016	10/3/2016	OHU-170008	Ohio University	Back South Demolition - Phase II	DB	\$3,000,000	Q&A	TBD	Mailing address added to RFQ on 09/29/16
8/29/2016	9/30/2016	DNR-130036	Ohio Department of Natural Resources	Portage Lakes East Reservoir Dam Rehabilitation	CMR	\$33,000,000	Q&A	NEW Beaver Excavating Kokosing Industrial The Ruhlin Company C.J. Mahan Construction	RFQ updated 08/31/2016
8/30/2016	9/15/2016	OSU-160277	Ohio State University	300 W 10th 7th FL Reno	DB	\$3,280,000	N/A	TBD	
7/26/2016	8/29/2016	SFC-160395	Fostoria City School District	Fostoria City School District	CMR	\$40,538,176	N/A	Shook Touchstone AECOM Tech Gilbane Building Co.	
7/15/2016	7/25/2016	SFC-160398	Global Impact STEM Academy	Global Impact STEM Academy - Phase 2	DB	\$6,303,844	N/A	*Kapp Construction Elford Shook Touchstone	Selection: Kapp Construction Score Sheet
6/13/2016	7/13/2016	SFC-160399	Carrollton Exempted Village SD	Carrollton New 6-12 (Segmented)	CMR	\$23,842,562	N/A	Knoch Corp/Regency ICON Construction	Selection: Shook Touchstone Score sheet

									*Shook Touchstone
6/1/2016	7/7/2016	UCN-16018A	University of Cincinnati	Lindner College of Business	CMR	\$120,000,000	N/A	Messer Construction *Turner Construction	Selection: Turner Construction Updates highlighted in yellow
6/20/2016	7/7/2016	MUN-100066	Miami University	McKie Field at Hayden Park - Synthetic Turf Conversion	DB	\$600,000	N/A	TBD	Estimate = \$400,000 base, \$600,000 with alternates
5/9/2016	6/7/2016	OSU-160625	The Ohio State University	Medical Center Parking Garage	DB	\$50,627,460	Q&A	TBD	
5/16/2016	5/27/2016	DNR-160084	Ohio Department of Natural Resources	Water Treatment Plant Improvements - Hocking Hills SP	DB	\$1,100,000	N/A	TBD	
4/26/2016	5/26/2016	DRC-16F110	Ohio Department of Rehabilitation and Correction	ORW Lincoln Replacement Housing	CMR	\$13,800,000	Q&A	Elford Construction *Peterson Construction Smoot Construction	Selection: Peterson Construction Score Sheet
4/18/2016	5/20/2016	SFC-160403	Clear Fork Valley Local Schools	CFVLSD New Elementary Schools	CMR	\$25,599,229	N/A	Ruscilli Construction Regency Construction Services *Gilbane Building	Selection: Gilbane Building Score Sheet Cost does not include LFIs

Best Value Selection (BVS) Requests for Qualifications

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Page last updated: October 13, 2016

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10/6/2016	11/3/2016	MUN-100070	Miami University	Maplestreet Station Dining Modifications	DB	\$1,400,000	N/A	TBD	

9/19/2016	11/1/2016	SFC-170406	Lancaster City School District	Lancaster City School District - CFAP Segment #1 (2 New Jr. High Schools)	CMR	\$46,917,134	N/A	TBD	
10/3/2016	11/1/2016	CTI-170001	Columbus State Community College	School of Hospitality Management and Culinary Arts	CMR	\$30,000,000	N/A	TBD	Project cost to range from \$25-30 million
10/7/2016	10/31/2016	DNR-170070	Ohio Department of Natural Resources	Statewide Cabin Renovations FY17-18	DB	\$5,789,956	N/A	TBD	
9/28/2016	10/27/2016	SFC-160404	Anna Local School District	Anna Local Schools	CMR	\$18,684,775	N/A	TBD	
10/12/2016	10/21/2016	Update BGU-166241	Bowling Green State University	Moore Musical Arts Center Ductwork Replacement	DB	\$3,051,000	N/A	TBD	Download the Moore Musical Arts Center Duct System Study
9/30/2016	10/20/2016	MUN-100069	Miami University	MacCracken & Richard Renovation	DB	\$58,000,000	N/A	TBD	
9/6/2016	10/17/2016	OSU-160589	Ohio State University	Morehouse - Chiller and Electrical Distribution	CMR	\$8,000,000	Q&A	TBD	
9/26/2016	10/13/2016	DNR-150031	Ohio Department of Natural Resources	Cadiz Mine Training Facility - Phase 2	DB	\$3,300,000	Q&A	TBD	Information on Submittal Instructions

									added 09/27/16
9/15/2016	10/7/2016	OSU-150703	Ohio State University	UH East Courtyard Retaining Wall	DB	\$587,224	N/A	TBD	TBD
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9/6/2016	10/6/2016	OSU-160807	Ohio State University	Postle Partial Replacement	CMR	\$95,000,000	Q&A	TBD	Pre-Scope Meeting Pre-proposal meeting time added as 3:00 PM 9/14/16, RFQ update made 9/14/16
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9/19/2016	10/3/2016	OHU-170008	Ohio University	Back South Demolition - Phase II	DB	\$3,000,000	Q&A	TBD	Mailing address added to RFQ on 09/29/16
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7/15/2016	7/25/2016	SFC-160398	Global Impact STEM Academy	Global Impact STEM Academy - Phase 2	DB	\$6,303,844	N/A	*Kapp Construction Elford Shook Touchstone	Selection: Kapp Construction Score Sheet
6/13/2016	7/13/2016	SFC-160399	Carrollton Exempted Village SD	Carrollton New 6-12 (Segmented)	CMR	\$23,842,562	N/A	Knoch Corp/Regency Construction ICON Construction *Shook Touchstone	Selection: Shook Touchstone Score sheet
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6/20/2016	7/7/2016	MUN-100066	Miami University	McKie Field at Hayden Park - Synthetic Turf Conversion	DB	\$600,000	N/A	TBD	Estimate = \$400,000 base, \$600,000 with alternates

5/9/2016	6/7/2016	OSU-160625	The Ohio State University	Medical Center Parking Garage	DB	\$50,627,460	Q&A	TBD	
5/16/2016	5/27/2016	DNR-160084	Ohio Department of Natural Resources	Water Treatment Plant Improvements - Hocking Hills SP	DB	\$1,100,000	N/A	TBD	
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4/18/2016	5/20/2016	SFC-160403	Clear Fork Valley Local Schools	CFVLSD New Elementary Schools	CMR	\$25,599,229	N/A	Ruscilli Construction Regency Construction Services *Gilbane Building	Selection: Gilbane Building Score Sheet Cost does not include LFIs

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name Akron Public Schools – Ellet HS Project Number SFC-150383

Date posted: September 6, 2016

Date revised: [If needed]

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

1. Can an outline of Panzica's responsibilities as Owner Agent for this project be provided?
 - A. Panzica is the owner's representative. They will provide quality oversight and reporting to the owners, monitor work force participation, run and record meeting minutes, provide financial reports to the owners, track change orders, initiate change orders, provide closeout services, coordinate phase submissions, assist the owners in making project related decisions, monitor the actions of the AE, and other general duties. They will not be responsible for schedules, estimates, submittals and other activities in the CMR or AE's scope of services. A full CMR scope of services is available. The CMR scope for this project will be no different than our standard CMR scope of services

2. Please verify no prevailing wages or labor agreements will apply?
 - A. No prevailing wage or PLA.

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name Portage Lakes East Reservoir Dam Rehabilitation Project Number DNR-130036
Project Location Portage Lakes State Park

Date posted: 09/20/2016

Date revised: 9/21/2016

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

1. Bidders/Planholders List Request
 - a. **There is no plan holders list as the Request for Qualifications (RFQ) can be downloaded by anyone from the website. Also, there are no plans.**
2. I am hoping you can email me a copy of any specifications and/or documents associated with this bid. If it can't be emailed, please let me know.
 - a. **There are no specifications or documents associated with this RFQ. Please refer to the posted RFQ.**
3. On page 1, it states that "Professional design services are being acquired by the Contracting Authority under a separate contract." Does that mean that there is a current RFP out for design services separately? Or, has this contract already been awarded?
 - a. **The design engineer is already selected.**
4. Professional design services are being acquired by the Contracting Authority under a separate contract." How might we be able to get an RFQ for the design services? Is there someone we may contact?
 - a. **The design engineer is already selected.**
5. With regards to EDGE certified business participation, please confirm the only mandatory form required at the time of SOQ submission is Commitment to Participate in EDGE Business Assistance and that the EDGE Participation Statement of Intent to Contract and Perform would be required during the RFP phase.
 - a. **Confirmed.**
6. Please advise if one person can assume more than one key personnel role (ex. Person X can fill the Estimator and Scheduler role), and if more than one person can be proposed for the one key personnel role (ex. Person X and Person Y can fill the Project Management Lead Role).
 - a. **The CMR team can assign staff to fill the personnel role(s) as the CMR team determines to be appropriate for this project.**
7. I am interested in the cutoff wall / deep soil mixing portion of this project. Can you send me additional information on the dimensions of this wall?
 - a. **There are no plans or specifications associated with this RFQ. Please refer to the posted RFQ for any specific project information.**
8. The key personnel resume form appears to be suited for building construction. Does the Department have a form that would be more applicable for heavy / civil construction contractors?

- a. Refer to the guidance in F110-330 – Statement of Qualifications, Section D, CM Standard Titles for Specific Roles. As noted in the guidance provided, please refrain from using company titles or roles other than the CM Standard Titles.

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name Akron Public Schools – Ellet HS Project Number SFC-150383

Date posted: September 6, 2016

Date revised: 09/28/2016

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

1. Can an outline of Panzica's responsibilities as Owner Agent for this project be provided?
 - A. Panzica is the owner's representative. They will provide quality oversight and reporting to the owners, monitor work force participation, run and record meeting minutes, provide financial reports to the owners, track change orders, initiate change orders, provide closeout services, coordinate phase submissions, assist the owners in making project related decisions, monitor the actions of the AE, and other general duties. They will not be responsible for schedules, estimates, submittals and other activities in the CMR or AE's scope of services. A full CMR scope of services is available. The CMR scope for this project will be no different than our standard CMR scope of services
2. Please verify no prevailing wages or labor agreements will apply?
 - A. No prevailing wage or PLA.
3. Can you tell me if there are LEED requirements for this project and if so, what they might be?
 - A. Leed silver

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: School District Board + OFCC

Project Name	Lancaster City School District - CFAP Segment #1 (2 New JrHS's)	Response Deadline	09/27/2016	4:00 PM	local time
Project Location	345 East Mulberry St..	Project Number	SFC-170406		
City / County	Lancaster / Fairfield	Project Manager	Stacey Thomas		
Owner	Lancaster City School District	Contracting Authority	School District Board + OFCC		
Delivery Method	CM at Risk	Prevailing Wages	None		
No. of paper copies requested (stapled, not bound)	0	No. of electronic copies requested (PDF)	1		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Jill Hoobler at Jill.Hoobler@ofcc.ohio.gov. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Jill Hoobler at 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 Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

Build two new 104,280 square foot Jr. High Schools to house students in grades 6-8.

Both buildings will be located on new sites. There is a possibility of the two buildings being prototypes and/or very similar in design, depending upon the chosen sites.

Abatement and demolition design services for the existing elementary and middle school buildings may be added to the Architect's Professional Services Agreement via an amendment. Please provide information on the consultants that your firm will be using if abatement and demolition services are added.

The District may include a locally funded initiative (LFI) budget for additional square footage, building upgrades/enhancements, auditorium space, and additional earthwork for football field, track, baseball and softball fields, etc. As the LFI scope has not been determined at the time of this RFQ, design services for any LFI's will be added via amendment.

A Project Agreement between the District and the OFFC is anticipated to be executed in late September 2016.

It is anticipated that the new buildings will be completed no later than April 30, 2020.

B. Scope of Services

Upon award of the Agreement, commence by developing the Program of Requirements.

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

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

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>.

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

During the construction period, provide not less than 40 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. Note that the 40 hours is for the actual AE's Construction Administrator and does not include time required for their consultants, when needed to be on site, nor does it include time for the AE's Project Manager, executive, budget/accounting and/or scheduling personnel.

Please list all major scope services needed to complete the selection process for successful project delivery. The specific scope of services must state particular building types, functional design or specialized professional services required to evaluate the level of experience of each applicant firm (e.g. parking garage, kitchen design, correctional facility, medical facility). The scope of services should also define the types of basic and additional professional design and administration services necessary for the project (e.g. LEED credentials and experience, previous experience with local jurisdiction or similar sites, previous experience working with the State of Ohio, Building Information Modeling ("BIM") experience and training, specific BIM and Owner-defined requirements, level of development to be achieved within BIM models, BIM deliverables, and Owner's intended use of BIM models after construction). This information will be used by each applicant to populate the Relevant Project Experience Matrix in Section F of Form F110-330.

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. Project Delivery Method (MP, GC, CMR, DB)
2. Role on Project (AE-Lead, AE-Sub, CAE-Lead, CAE-Sub)
3. K-12 Facility (ES, MS, HS, CT, Combination)
4. New Construction or Renovation (N or R)
5. LEED Certification (Reg., Cert., Silver, Gold, Platinum)
6. Detailed Estimating
7. Analysis and Review of Construction Schedules and Updates
8. Ohio Capital Improvements Process (**Specifically worked on projects that are in OAKS CI**)
9. Overall Budget Management, Cost Tracking and Change Order Review
10. Close-out and Final Cost Reconciliation

For scope items 1, 2, 3, 4 and 5 listed above, insert one of the noted abbreviations in the Relevant Project Experience Matrix instead of using an "x" when applicable to one of the 10 Example Projects.

C. Funding / Estimated Budget

Total Project Cost	<u>\$46,917,134 (2 Jr High Schools only)</u>	State Funding	<u>\$21,112,711 (2 Jr High Schools only)</u>
Construction Cost	<u>\$40,981,720 (2 Jr High Schools only)</u>	Other Funding	<u>\$25,804,423 (2 Jr High Schools only)</u>
Estimated A/E Fee	<u>6.0% to 7.0%</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Architectural Design, MEP Engineering</u>
Secondary	<u>Demolition/Abatement Design</u>
	<u>Civil & Structural Engineering, Surveying</u>
	<u>Technology & Security Design</u>
	<u>Interior & Loose Furnishing Design</u>
	<u>Kitchen Design</u>
	<u>Environmental Cons. (Phase 1 & Phase 2)</u>
	<u>Landscape Design</u>
Others	<u>Construction Testing, Estimating, Budget/Cost Tracking, Schedule Review</u>

E. Anticipated Schedule

Professional Services Start	<u>12 / 16</u>
Construction Notice to Proceed	<u>05 / 18</u>
Substantial Completion of all Work	<u>4 / 20</u>
Professional Services Completed	<u>12 / 20</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
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Request for Qualifications (Architect / Engineer) continued

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.
- 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.
- OAKS-CI Experience
- Budget Management/Cost Tracking
- Evaluation of construction schedules and progress of work
- Close-out Procedures

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>.

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>.

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

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

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

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Lancaster City Schools - (2) New Jr. High Schools Proposer Firm _____
 Project Number SFC-170406 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 25 miles	5	
	25 miles to 50 miles	2	
	More than 50 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$10,000,000	2	
	\$10,000,000 to \$20,000,000	1	
	More than \$20,000,000	0	
c. Number of licensed professionals	Less than 4 professionals	1	Max = 3
	4 to 6 professionals	2	
	More than 6 professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 3 sample projects	1	Max = 3
	3 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 4 projects	0 - 3	
	4 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 4 projects	0 - 1	
	4 to 7 projects	2 - 3	
	More than 7 projects	4 - 5	
		Subtotal	

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

Notes:

Evaluator:

Name _____

Signature _____ Date _____

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name Lancaster City School District Project Number SFC-170406

Date posted: 9/16/2016
Date revised: [If needed]

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

1. The RFQ lists various services (surveying, construction testing, Phase 1, Phase 2, estimating, budget/cost tracking and schedule review) that are now provided by the design professional via the A/E contract in the CMR delivery method. In the CMR delivery method, these additional services have been carried in the A/E contract as a reimbursable cost and the procurement of these third tier non-design services has occurred after the OFCC's selection of the A/E. With the listing of these non-design tasks as a secondary service in the RFQ, is the intent that the companies providing the non-design tasks are to be selected by the A/E at this time and included as part of the design team in the SOQ?
 - A. The AE is responsible for providing these as "Additional Services" within their Professional Services Agreement. They are not listed as "reimbursable expenses" on the agreement, rather as additional services. The AE is responsible for managing any consultants that they wish to utilize for these additional services whether they are done "in-house" or by one of their consultants. The AE will select who they utilize and should include their information within their Qualifications Statement. They can use consultants to meet their EDGE participation requirement.

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Central Quad MV Conversion</u>	Response Deadline	<u>09/21/2016</u>	<u>4:00 PM</u>	local time
Project Location	<u>Miami University - Oxford Campus</u>	Project Number	<u>MUN-100068</u>		
City / County	<u>Oxford / Butler</u>	Project Manager	<u>Joel Fellman</u>		
Owner	<u>Miami University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>General Contracting</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>3</u>	No. of electronic copies requested (PDF)	<u>1</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Elizabeth Davidson at davidsea@miamioh.edu. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Joel Fellman at fellmajl@miamioh.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

Miami University ("Owner") seeks responses from qualified firms to provide design and related services for electrical service upgrades and distribution modifications to King Library, Irvin Hall, and Hall Auditorium. Also included in this project is a new service feeder and stepdown distribution transformer for Bachelor Hall.

King Library was built in 1966 and was named for Edward Weld King who was responsible for the development of Miami University's Library from 1922 to 1956. The facility has been renovated several times since with major and minor electrical upgrades. In 1971, Phase II project began construction which added a second Unit Substation to the building. The Unit Substations only have the capability to be fed from 4,160 Volts. The new distribution voltage will be 12,470 Volts upon project completion with a single HVL and MV Transformer for the building. Secondary branch feeds between existing loads will be required. King Library poses a challenge as it is the primary Library for the Oxford campus and is in service year round and houses a rare book collection that must have climate control at all times.

Irvin Hall construction was started in 1925 and took approx. 3 years to complete. Named for Horace A. Irvin who served as Chairman of the Building Committee of the Board of Trustees until the time of his death in 1925, Irvin Hall was designed as the perfect recitation building with faculty offices on the inside corridor and classrooms on the outside. The building was rehabilitated in 1993 and the lighting was upgraded with LED in 2016. Irvin Hall is an Academic building housing foreign language departments. The main electrical room, located in the basement, could pose a potential obstacle as its size may not accommodate the NEC requirements for clearances. The Substation only has the capability to be fed from 4,160 Volts. The new distribution voltage will be 12,470 Volts upon project completion. Propose replacing the HVL and Transformer only.

Hall Auditorium was constructed in 1908. In 1992 this facility was renovated for \$6.5 million. The main electrical room contains the unit substation fed from the 4,160 Volt primary. The new distribution voltage will be 12,470 Volts upon project completion.

Bachelor Hall is located at 301 South Patterson Drive and was built in 1978. This portion of the project will simply install a new duct bank, primary feeder, and a stepdown transformer to re-feed the existing unit substation from a different S&C switch. This work will free up the S&C Switch currently feeding Bachelor and allow this switch to be repurposed to feed King, Bishop, and Alumni Halls. Existing electrical vault to have top removed and replaced with custom top to accommodate S&C Switch. (Note that this part of the project is still undetermined if this portion will be included herein.)

Re-working, splicing, extending existing feeders, both 4,160 and 12,470 volt will be required to be designed herein.

A Program of Requirements and existing floor plans showing existing systems and electrical rooms have been prepared by the University and will be shared with short-listed firms prior to interviews.

Request for Qualifications (Architect / Engineer) continued

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.
- Past performance of prospective firm and its proposed consultants.
- Qualifications and experience of individuals directly involved with the project.
- Proposer's previous experience (numbers of projects, sizes of projects) when working with its proposed consultants.
- Specification writing credentials and experience.
- Experience and capabilities of creating or using Critical Path Method (CPM) schedules and of using CPM schedules as a project management resource.
- Approach to and success of using partnering and Alternative Dispute Resolution.
- Proximity of prospective firms to the project site.
- Proposer's apparent resources and capacity to meet the needs of this project.
- The selected A/E and all its consultants must have the capability to use the Internet within their normal business location(s) during normal business hours.

Interested A/E firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (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>.

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

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

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

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Central Quad MV Conversion Proposer Firm _____
 Project Number MUN-100068 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$100,000	2	
	\$100,000 to \$500,000	1	
	More than \$500,000	0	
c. Number of licensed professionals	Less than 2 professionals	3	Max = 3
	2 to 10 professionals	3	
	More than 10 professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 2 projects	0 - 1	
	2 to 4 projects	2 - 3	
	More than 4 projects	4 - 5	
		Subtotal	

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

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Advanced Materials Corridor - Phase 1</u>	Response Deadline	<u>09/23/2016</u>	<u>2:00 p.m.</u> local time
Project Location	<u>116 and 140 W. 19th Ave</u>	Project Number	<u>OSU-160973</u>	
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Ruth Miller</u>	
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>	
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>State</u>	
No. of paper copies requested (stapled, not bound)	<u>5</u>	No. of electronic copies requested (PDF)	<u>1</u>	

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

Submit all questions regarding this RFQ in writing to Ruth Miller at miller.2495@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

This project is located on the Columbus Campus of The Ohio State University. The scope will include a total renovation of the old Koffolt Laboratory (currently named 140 W. 19th Ave.) and Fontana Laboratory, which are two adjoining buildings and the replacement of the existing high bay space with a new addition. Upon completion, the buildings will house the departments of Materials Science & Engineering and Biomedical Engineering. The scope is anticipated to include site utilities, hazardous materials abatement, selective demolition and new construction typically associated with an extensive renovation of laboratory buildings that are over 50 years old. The renovated spaces will include classrooms, teaching labs, research labs, offices, conference spaces, and support spaces. The site is located in the central core of campus and is extremely dense. The two buildings to be renovated are physically attached to another existing building and they share some MEP systems. A feasibility study was completed for this renovation in 2014 and is provided for informational background. The A/E will be required to prepare a final POR as an Additional Service.

This project will be registered with USGBC for a minimum Silver LEED certification.

This project is required to be designed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: [ohio-state_bim_pds.pdf](#). Unless noted otherwise, the minimum required BIM Use Cases are outlined in Section 2.

B. Scope of Services

The project and construction budget as listed in this RFQ is estimated. The project has been approved for design services only. This request is for Architect/Engineer (A/E) to provide design and project management to establish the schematic design concept, complete design development and the GMP documents. The university may amend the A/E contract upon approval for construction documents, bidding, construction contract administration and post-construction services.

A final POR has not been completed, and upon award of the Agreement, commence by validating the information from the feasibility study and completing the Program of Requirements.

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 per Exhibit A – A/E Terms and Conditions Article 7.2.6.

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

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

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 selected A/E will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted.

During the construction period, provide not less than 40 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. Design excellence as determined by the university
2. Laboratory in higher education setting
3. Renovation in a higher education setting

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by design lead firm for the architectural team.

C. Funding / Estimated Budget

Total Project Cost	<u>\$59,100,000</u>	State Funding	<u>\$26,400,000</u>
Construction Cost	<u>\$41,100,000</u>	Other Funding	<u>\$32,700,000</u>
Estimated A/E Fee	<u>6.0% to 6.25%</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Architectural</u>
Secondary	<u>Laboratory Design</u>
	<u>MEP engineering including Technology</u>
	<u>Interior Design and FF&E</u>
	<u>AV Systems Design</u>
	<u>Structural Engineering</u>
	<u>Civil Engineering</u>
	The following services will be selected in collaboration with the University: Landscape Architecture, Environmental Consultant, Materials Testing & Geotechnical Services

E. Anticipated Schedule

Professional Services Start	<u>01 / 17</u>
Construction Notice to Proceed	<u>07 / 18</u>
Substantial Completion of all Work	<u>12 / 19</u>
Professional Services Completed	<u>04 / 20</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
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NOTE: The primary A/E shall be (1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to 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.
- Past performance of prospective firm and its proposed consultants.

Request for Qualifications (Architect / Engineer) continued

- 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 Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- 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.

Interested firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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>.

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) Section H. Additional Information 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>.

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

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

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

Do not submit subconsultants for the following services as they will be selected in consultation with the University: Hazardous Materials, Testing, and Geotechnical Services. These subconsultants are not eligible for consideration in meeting the stated EDGE goals.

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Advanced Materials Corridor - Phase 1 Proposer Firm _____
 Project Number OSU-160973 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 150 miles	2	
	More than 150 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$200,000	2	
	\$200,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	0	Max = 3
	2 to 10 professionals	2	
	More than 10 professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Morehouse - Chiller and Electrical Distribution-MEP Engineering</u>	Response Deadline	<u>09/26/2016</u>	<u>2:00 p.m.</u> local time
Project Location	<u>2050 Kenny Road</u>	Project Number	<u>OSU-160589</u>	
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Kevin Koesters</u>	
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>	
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>State</u>	

No. of paper copies requested (stapled, not bound) 4 No. of electronic copies requested (PDF) 1 USB
Submit the requested number of Statements of Qualifications (Form F110-330) directly to Kevin Koesters at 400 Enarson Classroom Building, 2009 Millikin Rd, Columbus, OH 43210. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Kevin Koesters at koesters.11@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The Morehouse Medical Plaza located at 2050 Kenny Road includes 3 buildings, Concourse (38,084s.f.), Pavilion (162,526s.f.) and Tower (127,815s.f.). The buildings have gone through several renovations and programming changes leaving the systems augmented and/or beyond their useful life. Services in these facilities currently range from maternal fetal medicine, oncology, wellness and prevention, physical therapy, bariatrics, sleep medicine, sports medicine and wound care.

This request is for an **MEP Engineering** firm to partner with the Architect of Record (AoR) and provide engineering services for all design phases. A Morehouse Complex MEP Study was completed in 2013 and will be made available to the short-listed firms. Our project will focus on a portion of the report surrounding the replacement of central chilled water plant, piping supply and return upgrades, addition of a platform (anticipated ~475s.f. per floor to accommodate chiller pipe, HVAC equipment, electrical gear and IT infrastructure) expansion from the 1st to 12th floor on the Tower, as well as updating to code compliant standard and emergency electrical systems. A boiler replacement and the removal of various abandoned equipment shall be designed and bid as an alternate.

The Architect/Engineer (“A/E”) shall prepare a Basis of Design (“BoD”) as a Basic Service to confirm scope identified within the completed study. Multiple GMP’s shall be considered if it is in the best interest of the project and timing for construction.

A Construction Manager at Risk (CMR) and Commissioning Agent (Cx) will be selected and contracted directly with the University. The MEP Engineer will be selected separately and contracted by the AoR. As an advisor to the university, the AoR may participate in these interviews.

This project is required to be designed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: [ohio-state_bim_pds.pdf](#). Unless noted otherwise, the minimum required BIM Use Cases are outlined in Section 2.

B. Scope of Services

The successful A/E team must have strong leadership skills, demonstrated ability to work collaboratively with many groups including senior leaders, physicians of multiple disciplines, and the full complement of supporting departments.

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

G. Evaluation Criteria for Selection

- Demonstrated ability to meet Owner's programmed project vision, scope, budget, and schedule on previous projects.
- Previous experience compatible with the proposed project (e.g., type, size).
- Relevant past work of prospective firm's proposed consultants.
- Past performance of prospective firm and its proposed consultants specific to The Ohio State University projects as determined by the university.
- Overall team qualifications; for team collaboration the university will determine the most relevant projects and most relevant team members (project manager, designer, key engineering leads).
- 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 Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- 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.

Interested firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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>.

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) Section H. Additional Information 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>.

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

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

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

Do not submit subconsultants for the following services as they will be selected in consultation with the University: Hazardous Materials, Testing, and Geotechnical Services. These subconsultants are not eligible for consideration in meeting the stated EDGE goals.

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Morehouse - Chiller and Electrical Distribution Proposer Firm _____
 Project Number OSU-160589 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$200,000	2	
	\$200,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	0	Max = 3
	2 to 10 professionals	1	
	More than 10 professionals	2	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Morehouse - Chiller and Electrical Distribution</u>	Response Deadline	<u>10/17/2016</u>	<u>2:00 p.m.</u>	local time
Project Location	<u>2050 Kenny Road</u>	Project Number	<u>OSU-160589</u>		
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Kevin Koesters</u>		
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>4</u>	No. of electronic copies requested (PDF)	<u>1</u>	<u>USB</u>	

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

Submit all questions regarding this RFQ in writing to Kevin Koesters at koesters.11@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The Morehouse Medical Plaza located at 2050 Kenny Road includes 3 buildings, Concourse (38,084s.f.), Pavilion (162,526s.f.) and Tower (127,815s.f.). The buildings have gone through several renovations and programming changes leaving the systems augmented and/or beyond their useful life. Services in these facilities currently range from maternal fetal medicine, oncology, wellness and prevention, physical therapy, bariatrics, sleep medicine, sports medicine and wound care. This request is for a **Construction Manager at Risk ("CM")** to provide Pre-Construction and Construction Services. The CM shall be responsible for the over-all master schedule and schedule for enabling project if applicable. The CM shall be engaged to work with the A/E and establish and independent design budget.

Professional design services are being acquired by the Contracting Authority under a separate contract. A commissioning Agent will be selected and contracted directly with the University. The CM will participate in the interview process and will be in an advisory role and will not have a vote for selection.

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

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

This project is required to be constructed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Primary firm is responsible to support their subcontractors to meet this requirement. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: [ohio-state_bim_pds.pdf](#). Unless noted otherwise, the minimum required BIM Use Cases are outlined in Section 2.

B. Scope of Services

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

Request for Qualifications (CM at Risk Contract) continued

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. The independent developed estimates by the CM and A/E shall be reconciled at each phase of the design.

Design documents required for the Guaranteed Maximum Price (GMP) submittals shall be no further than 75% document completion.

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 selected CM will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted. Required Professional Liability Insurance will be per General Conditions Articles 10.3.7 and 10.3.8.

The preconstruction and construction services are generally described below. Subcontracts including but not limited to Plumbing, Fire Protection, HVAC, Electrical and AV/Technology will be awarded by the CM to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority/Owner, the A/E and the CM. The Contracting Authority/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/Owner, A/E, and Project Team, and will provide, among other services, schedule development, estimate development, Guaranteed Maximum Price (GMP) proposal, subcontractor prequalification and bidding, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at the 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 incomplete design elements and the A/E's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). Contingent upon the Contracting Authority's approval of the GMP, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). If the proposed Contract Sum exceeds the Project Budget established for construction, then the Contracting Authority may terminate the agreement with the CM and seek proposals from other firms 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 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 supplemental terms to the form subcontract.

The Davis Bacon Wage Rate Determination applicable to this project is part of this solicitation. The Wage Rate Determination may be modified prior to award. Obtain the Wage Rate Determination by emailing the University Prevailing Wage Coordinator at prevailingwage@osu.edu.

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. Project Delivery Method (CM)
2. Role on Project (CM)
3. Projects delivered in a collaborative BIM-enabled environment
4. Dense and/or Urban Site at a Higher Education Academic Setting
5. State of Ohio, and/or State of Ohio university administered project

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Firm.

Request for Qualifications (CM at Risk Contract) continued

C. Funding / Estimated Budget

Total Project Cost	<u>\$8,000,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$6,200,000</u>	Other Funding	<u>\$8,000,000</u>

D. Anticipated Schedule

CM Preconstruction Services Start	<u>02 / 17</u>
Construction Stage Notice to Proceed	<u>06 / 17</u>
Substantial Completion of all Work	<u>07 / 18</u>
CM Services Completed	<u>09 / 19</u>

E. EDGE Participation Goal

Percent of the CM's total compensation excluding CM's Contingency*	<u>5.0%</u>
*Preconstruction Stage Compensation plus Contract Sum minus CM's Contingency	

F. Evaluation Criteria for Selection

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

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

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

Pre-Proposal Meeting: Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority/Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Contracting Authority/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/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	10/16
RFP issued to the Short-Listed Firms	11/16
Interviews	12/16
Selection of CM	12/16

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 firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.

Request for Qualifications (CM at Risk Contract) continued

- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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.

The **EDGE Participation Statement of Intent to Contract and Perform** from Section H. Additional Information must also be submitted. For all Statements of Qualifications, please identify the EDGE-certified Business Enterprises, by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

G. Submittal Instructions

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

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

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

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

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

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

1. **Summary:** Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. **Bonding/Insurance:** Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. **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, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

CM at Risk Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Morehouse - Chiller and Electrical Distribution Proposer Firm _____
 Project Number OSU-160589 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$200,000	5	
	\$200,000 to \$1,000,000	2	
	More than \$1,000,000	0	
2. Primary Qualifications (Maximum 40 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 30
b. Project administration lead	Experience / ability to effectively administer project controls and processes	0 - 10	
c. Technical staff	Experience / ability of technical staff to develop accurate estimates and schedules	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 10 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 5	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED*** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of consulting firm(s) and NOT the lead firm ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and CM's Contingency *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Morehouse - Chiller and Electrical Distribution-Architect of Record</u>	Response Deadline	<u>09/20/2016</u>	<u>2:00 p.m.</u> local time
Project Location	<u>2050 Kenny Road</u>	Project Number	<u>OSU-160589</u>	
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Kevin Koesters</u>	
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>	
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>State</u>	

No. of paper copies requested (stapled, not bound) 4 No. of electronic copies requested (PDF) 1 USB
Submit the requested number of Statements of Qualifications (Form F110-330) directly to Kevin Koesters at 400 Enarson Classroom Building, 2009 Millikin Rd, Columbus, OH 43210. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Kevin Koesters at koesters.11@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The Morehouse Medical Plaza located at 2050 Kenny Road includes 3 buildings, Concourse (38,084s.f.), Pavilion (162,526s.f.) and Tower (127,815s.f.). The buildings have gone through several renovations and programming changes leaving the systems augmented and/or beyond their useful life. Services in these facilities currently range from maternal fetal medicine, oncology, wellness and prevention, physical therapy, bariatrics, sleep medicine, sports medicine and wound care.

This request is for an **Architect of Record(AoR)** firm to provide the lead in Project Management for all Design phases; Bidding, Construction, and Post-Construction. A Morehouse Complex MEP Study was completed in 2013 and will be made available to the short-listed firms. Our project will focus on a portion of the report surrounding the replacement of central chilled water plant, piping supply and return upgrades, addition of a platform (anticipated ~475s.f. per floor to accommodate chiller pipe, HVAC equipment, electrical gear and IT infrastructure) expansion from the 1st to 12th floor on the Tower, as well as updating to code compliant standard and emergency electrical systems. A boiler replacement and the removal of various abandoned equipment shall be designed and bid as an alternate.

The Architect/Engineer (“A/E”) shall prepare a Basis of Design (“BoD”) as a Basic Service to confirm scope identified within the completed study. Multiple GMP’s shall be considered if it’s in the best interest of the project and timing for construction.

A Construction Manager at Risk (CMR) and Commissioning Agent (Cx) will be selected and contracted directly with the University. An MEP Engineer will be selected separately and contracted by the AoR. As an advisor to the university, the AoR may participate in these interviews.

This project is required to be designed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: [ohio-state_bim_pds.pdf](#). Unless noted otherwise, the minimum required BIM Use Cases are outlined in Section 2.

B. Scope of Services

The successful A/E team must have strong leadership skills, demonstrated ability to work collaboratively with many groups including senior leaders, physicians of multiple disciplines, and the full complement of supporting departments.

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

Request for Qualifications (Architect / Engineer) continued

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.
- Past performance of prospective firm and its proposed consultants specific to The Ohio State University projects as determined by the university.
- Overall team qualifications; for team collaboration the university will determine the most relevant projects and most relevant team members (project manager, designer, key engineering leads).
- 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 Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- 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.

Interested firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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>.

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) Section H. Additional Information 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>.

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

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

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

Do not submit subconsultants for the following services as they will be selected in consultation with the University: Hazardous Materials, Testing, and Geotechnical Services. These subconsultants are not eligible for consideration in meeting the stated EDGE goals.

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Morehouse - Chiller and Electrical Distribution Proposer Firm _____
 Project Number OSU-160589 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$200,000	2	
	\$200,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	0	Max = 3
	2 to 10 professionals	1	
	More than 10 professionals	2	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____



RFQ Question and Answer List

Project Name Morehouse – Chiller and Electrical Distribution Project Number OSU-160589
Project Location 2050 Kenny Road

Date posted: 2016-09-16

Date revised: N/A

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

1. Question: We have a question regarding the 5% Edge component in this RFQ. Since the MEP has a subcontractor role in this project, do we need to contract with the edge firm or will the 5% edge component come out of the Total Fee with the Architect on Record?
 - A. Answer: The AoR team, as a whole, shall achieve the` EDGE goal.
2. Question: Confirm the requirement for 20 hours per week on site during construction? We see that on all RFQs from OSU and just wanted to confirm it was correct for this particular project related to its size and the Arch vs. MEP split (separate RFQs)?
 - A. Answer: The 20 hours/week is a guideline for expectations leading up to the proposal. The hours shall be combined between all professional services under the AoR and will be executed by the appropriate discipline throughout construction.
3. Question: Wondering if the existing plant is currently integrated with the McCracken Plant control system or if it is stand alone. If it is stand alone, can you tell us the existing control system that is being utilized?
 - A. Answer: This plant is a completely stand-alone system, including controls. It does not integrate with McCracken in any way. The existing controls are a Johnson Controls system that is out of date. The new plant will need to replace all the controls, so it will be open to bidding a new manufacturer for the controls; however, it will need to comply with the Medical Center standards and all information will need to be integrated onto our existing Delta network.
4. Question: In regards to the CMR, RFQ: What is the scope work? Replace chillers, towers, switch gear? I realize they want a CM at risk and we can self-perform, but it would help to see if this fits in our wheelhouse before proposing
 - A. Answer: A Morehouse Complex MEP Study was completed in 2013 and will be made available to the short-listed firms. Our project will focus on a portion of the report surrounding the replacement of central chilled water plant, piping supply and return upgrades, addition of a platform (anticipated ~475s.f. per floor to accommodate chiller pipe, HVAC equipment, electrical gear and IT infrastructure) expansion from the 1st to 12th floor on the Tower, as well as updating to code compliant standard and emergency electrical systems. A boiler replacement and the removal of various abandoned equipment shall be designed and bid as an alternate.

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Optometry Clinic Entrance</u>	Response Deadline	<u>09/22/2016</u>	<u>2:00 p.m.</u> local time
Project Location	<u>Fry Hall (338 W. 10th Ave.)</u>	Project Number	<u>OSU-170011</u>	
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>J. P. Rapp</u>	
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>	
Delivery Method	<u>General Contracting</u>	Prevailing Wages	<u>State</u>	
No. of paper copies requested (stapled, not bound)	<u>4</u>	No. of electronic copies requested (PDF)	<u>1</u>	

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

Submit all questions regarding this RFQ in writing to J. P. Rapp at rapp.87@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The College of Optometry is located on 10th Avenue within a pedestrian dense area, and is well seated within the medical campus and edge of the academic campus. This project will improve patient experience by refining patient way-finding, enhancing street-level image and visibility by renovating the Fry Hall clinic entrance. The project also includes exterior and interior improvements to patient reception area and the Hoya Eyewear Gallery. The Architect/Engineer (“A/E”) will prepare the POR as an Additional Service.

This project will be registered with USGBC for a minimum Silver LEED certification.

This project is required to be designed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: [ohio-state_bim_pds.pdf](#). Unless noted otherwise, the minimum required BIM Use Cases are outlined in Section 2.

B. Scope of Services

The A/E upon award of the Agreement, shall commence by developing the Program of Requirements.

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 per Exhibit A – A/E Terms and Conditions Article 7.2.6.

As required by the Agreement, and as properly authorized, provide the following categories of services: Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, Construction Administration, Post-Construction, and Additional Services of all types. Note additional services are required for programming, Hazardous Material Assessment/abatement documents, Design Review Board presentations, BIM and LEED compliance.

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 selected A/E will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted.

During the construction period, provide not less than 8 hours (excluding travel time) on-site construction administration services each week, including (1) attendance at progress meetings, (2) a written field report of each site visit, (3) on-site

Request for Qualifications (Architect / Engineer) continued

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. State of Ohio and / or State of Ohio University administered projects.
2. Design Excellence as determined by the university.
3. Academic medical center projects.

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Firm.

C. Funding / Estimated Budget

Total Project Cost	<u>\$6,480,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$5,037,800</u>	Other Funding	<u>\$6,480,000</u>
Estimated A/E Fee	<u>8.0% to 8.34%</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Architecture</u>
Secondary	<u>Interior Design</u>
	<u>Landscape Architecture</u>
	<u>Structural Engineering</u>
	<u>MEP Engineering</u>
	The following services will be selected in consultation with the University: <u>Hazardous Materials, Testing & Geotechnical Services</u>
Others	<u></u>

E. Anticipated Schedule

Professional Services Start	<u>11 / 16</u>
Construction Notice to Proceed	<u>08 / 17</u>
Substantial Completion of all Work	<u>09 / 18</u>
Professional Services Completed	<u>11 / 18</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
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NOTE: The primary A/E shall be (1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to 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.
- 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.
- Design quality and demonstrated ability of prospective firm and its proposed consultants to provide design services which represent the University's *Design Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- Experience and capabilities of creating or using Critical Path Method (CPM) schedules and of using CPM schedules as a project management resource.

Request for Qualifications (Architect / Engineer) continued

- 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.

Interested firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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>.

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) Section H. Additional Information 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>.

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

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

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

Do not submit sub consultants for the following services as they will be selected in consultation with the University: Hazardous Materials, Testing, and Geotechnical Services. These sub consultants are not eligible for consideration in meeting the stated EDGE goals.

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Optometry Clinic Entrance Proposer Firm _____
 Project Number OSU-170011 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$200,000	2	
	\$200,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	1	Max = 3
	2 to 10 professionals	2	
	More than 10 professionals	2	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Mansfield - Conard 2nd Floor Renovation</u>	Response Deadline	<u>09/28/2016</u>	<u>2:00 p.m.</u> local time
Project Location	<u>Mansfield Campus</u>	Project Number	<u>OSU-160936</u>	
City / County	<u>Mansfield / Richland</u>	Project Manager	<u>Marjory Trishman</u>	
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>	
Delivery Method	<u>General Contracting</u>	Prevailing Wages	<u>State</u>	
No. of paper copies requested (stapled, not bound)	<u>1</u>	No. of electronic copies requested (PDF)	<u>2</u>	

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

Submit all questions regarding this RFQ in writing to Marjory Trishman at Trishman.2@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

This project will upgrade the chemistry labs, approximately 10,000 sq. ft., on the second floor of Conard Hall on the Mansfield Campus, as the budget permits. The labs are teaching labs, and are in need of modernization of space and equipment, to meet current teaching standards. Necessary upgrades will include upgrades to the HVAC system serving the chemistry labs, and may impact the overall building HVAC system.

Program of Requirements (PoR) will need to be developed, based upon a study the college performed in 2015. The study will be provided only to the short-listed firms.

B. Scope of Services

The project and construction budget as listed in this RFQ is estimated. This request is for Architect/Engineer (A/E) to provide design and project management. Upon award of the Agreement, commence by developing the Program of Requirements.

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 per Exhibit A – A/E Terms and Conditions Article 7.2.6.

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>. The selected A/E will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted.

During the construction period on-site construction administration services will be required 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. The number of hours will be negotiated with the successful A/E team.

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. Chemistry teaching labs
2. Educational design experience
3. HVAC upgrades whole building and localized chemistry lab spaces

Request for Qualifications (Architect / Engineer) continued

4. Coordination of phased work in an occupied building

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Firm.

C. Funding / Estimated Budget

Total Project Cost	<u>\$2,000,000</u>	State Funding	<u>\$2,000,000</u>
Construction Cost	<u>\$1,503,000</u>	Other Funding	<u>\$0</u>
Estimated A/E Fee	<u>7.8% to 7.8%</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., 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>MEP including Technology Engineering</u>
	<u>Structural Engineering</u>
	<u>Laboratory Design</u>
	<u>Interior Design and FFE</u>
	<u>Secondary Discipline #5</u>
	The following services will be selected in consultation with the University: Hazardous Materials, Testing & Geotechnical Services
Others	<u></u>

E. Anticipated Schedule

Professional Services Start	<u>01 / 17</u>
Construction Notice to Proceed	<u>10 / 17</u>
Substantial Completion of all Work	<u>04 / 18</u>
Professional Services Completed	<u>06 / 18</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
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NOTE: The primary A/E shall be (1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to 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.
- 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.
- Design quality and demonstrated ability of prospective firm and its proposed consultants to provide design services which represent the University's *Design Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- 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.

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) Section H. Additional Information 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

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>.

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

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

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

Do not submit subconsultants for the following services as they will be selected in consultation with the University: Hazardous Materials, Testing, and Geotechnical Services. These subconsultants are not eligible for consideration in meeting the stated EDGE goals.

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Mansfield - Conard 2nd Floor Renovation Proposer Firm _____
 Project Number OSU-160936 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 100 miles	5	
	100 miles to 150 miles	2	
	More than 150 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$200,000	2	
	\$200,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 5 professionals	1	Max = 3
	5 to 20 professionals	3	
	More than 20 professionals	2	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 5	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Franklin County Extension Office</u> <u>Waterman Agricultural and Natural Resource Laboratory</u>	Response Deadline	<u>9/26/2016</u>	<u>2:00 p.m.</u> local time
Project Location	<u>Resource Laboratory</u>	Project Number	<u>OSU-160920</u>	
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Marjory Trishman</u>	
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>	
Delivery Method	<u>General Contracting</u>	Prevailing Wages	<u>State</u>	
No. of paper copies requested (stapled, not bound)	<u>1</u>	No. of electronic copies requested (PDF)	<u>2</u>	

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

Submit all questions regarding this RFQ in writing to Marjory Trishman at Trishman.2@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

This project will design a new Franklin County Extension headquarters, approximately 12,000 sq. ft., to be located on the Waterman Agricultural and Natural Resources Laboratory (Waterman Farm) in Columbus, Ohio. The building will provide meeting and educational, multi-functional space, display/test kitchen and a space for field research, in addition to offices for Franklin County Extension.

Program of Requirements (PoR) will be required, based on a 2016 study. The study will be provided to the short listed firms.

This project will be registered with USGBC for a minimum Silver LEED certification.

This project is required to be designed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: [ohio-state_bim_pds.pdf](#). Unless noted otherwise, the minimum required BIM Use Cases are outlined in Section 2.

B. Scope of Services

The project and construction budget as listed in this RFQ is estimated. This request is for Architect/Engineer (A/E) to provide design and project management. Upon award of the Agreement, the A/E team will commence by developing the Program of Requirements.

The AOR will be required to present the project to the University's Design Review Board at the conceptual design, schematic design, and design development phases.

The AOR will be required to include (as part of basic services) design for civic structure improvements that will be within the construction costs, but may be located outside the project site boundary.

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 per Exhibit A – A/E Terms and Conditions Article 7.2.6.

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)

State of Ohio Standard Forms and Documents

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 selected A/E will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted.

During the construction period on-site construction administration services will be required 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. The number of hours will be negotiated.

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 Excellence as determined by the University
2. Projects delivered in a collaborative BIM-enabled environment
3. Educational and meeting space on a University campus
4. Agriculturally based program

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Design Firm.

C. Funding / Estimated Budget

Total Project Cost	<u>\$5,300,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$3,950,000</u>	Other Funding	<u>\$5,300,000</u>
Estimated A/E Fee	<u>6.15% to 6.15%</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Architecture</u>
Secondary	<u>MEP including Technology</u>
	<u>Interior Design and FF&E</u>
	<u>Landscape Architecture</u>
	<u>AV Systems Design</u>
	<u>Structural and Civil Engineering</u>
	The following services will be selected in consultation with the University: <u>Hazardous Materials, Testing & Geotechnical Services</u>
Others	<u></u>

E. Anticipated Schedule

Professional Services Start	<u>11 / 16</u>
Construction Notice to Proceed	<u>08 / 17</u>
Substantial Completion of all Work	<u>08 / 18</u>
Professional Services Completed	<u>12 / 18</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
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NOTE: The primary A/E shall be (1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to 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.
- Past performance of prospective firm and its proposed consultants.
- Qualifications and experience of individuals directly involved with the project.

Request for Qualifications (Architect / Engineer) continued

- 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 Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- 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.

Interested firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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>.

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) Section H. Additional Information 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>.

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

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

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

Do not submit subconsultants for the following services as they will be selected in consultation with the University: Hazardous Materials, Testing, and Geotechnical Services. These subconsultants are not eligible for consideration in meeting the stated EDGE goals.

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Franklin County Extension Office Proposer Firm _____
 Project Number OSU-160920 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 100 miles	5	
	100 miles to 200 miles	2	
	More than 200 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$200,000	2	
	\$200,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	1	Max = 3
	2 to 10 professionals	3	
	More than 10 professionals	2	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: School District Board + OFCC

Project Name	<u>Anna Local Schools</u>	Response Deadline	<u>October 3, 2016</u>	<u>1:00 pm</u>	local time
Project Location	<u>Anna, OH</u>	Project Number	<u>SFC-160404</u>		
City / County	<u>Anna / Shelby</u>	Project Manager	<u>Anne Frost</u>		
Owner	<u>Anna Local Schools</u>	Contracting Authority	<u>School District Board + OFCC</u>		
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>None</u>		
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested (PDF)		<u>1</u>	

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Jill Hoobler at jill.hoobler@ofcc.ohio.gov. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Jill Hoobler at 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 Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

- Renovate existing Anna Elementary (66,783 s.f., K-5, 585-student) to house 389, pk-4 students.
- Renovate existing Anna High (126,316 s.f., 6-12, 686-student middle/high) to house 775, 4-12 students.
- Project agreement LFI's at elementary include: renovating 803 s.f. gymnasium, renovating 13,512 s.f. excess space.
- Project agreement LFI's at middle/high include: renovating 837 s.f. board office, renovating 3,986 s.f. auditorium.
- Anticipated optional LFI's will be for material upgrades and additional square footage.
- A project agreement between OFCC and the Anna Local Schools is currently being executed.

B. Scope of Services

Upon award of the Agreement, commence with developing the Program of Requirements (POR).

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 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 20 hours (excluding travel time) on-site construction administration services each week, including (1) attendance at progress meetings, (2) a written field report of each site visit, (3) on-site representation comprised of the A/E and its consultant staff involved in the primary design of the project, all having relevant and appropriate types of construction administration experience.

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

Request for Qualifications (Architect / Engineer) continued

1. Project Delivery Method (MP, GC, CMR, DB)
2. Role on Project (AE Lead, AE Sub, CAE Lead, CAE Sub)
3. OFCC projects
4. Renovation experience
5. Active construction in occupied spaces
6. OAKS-CI experience
7. LEED certification (Registered, Certified, Silver, Gold, Platinum)

For scope items 1, 2 and 7 listed above, insert one of the noted abbreviations in the relevant project experience matrix instead of using an 'x' when applicable to the one of the 10 example projects.

C. Funding / Estimated Budget

Total Project Cost	<u>\$18,684,775 (not incl. optional LFI)</u>	State Funding	<u>\$8,704,954</u>
Construction Cost	<u>\$16,067,395</u>	Other Funding	<u>\$9,979,821</u>
Estimated A/E Fee	<u>6.0% to 7.0%</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Architecture</u>
Secondary	<u>Civil and Structural Engineer</u>
	<u>Mechanical/ Electrical/ Plumbing Engineer</u>
	<u>Technology & Security Design</u>
	<u>Interior & Loose Furniture Design</u>
	<u>Food Service Design</u>
	<u>Abatement Design & Testing</u>
Others	<u></u>

E. Anticipated Schedule

Professional Services Start	<u>12 / 16</u>
Construction Notice to Proceed	<u>01 / 18</u>
Substantial Completion of all Work	<u>08 / 19</u>
Professional Services Completed	<u>12 / 19</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
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NOTE: The primary A/E shall be (1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to 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.
- Past performance of prospective firm and its proposed consultants.
- Qualifications and experience of individuals directly involved with the project.
- Proposer's previous experience (numbers of projects, sizes of projects) when working with its proposed consultants.
- Specification writing credentials and experience.
- Proximity of prospective 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.
- OAKS-CI Experience

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>.

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>.

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

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

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Anna Local Schools Proposer Firm _____
 Project Number SFC-160404 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$1,000,000	2	
	\$1,000,000 to \$5,000,000	1	
	More than \$5,000,000	0	
c. Number of licensed professionals	Less than 3 professionals	1	Max = 3
	3 to 8 professionals	2	
	More than 8 professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 2 projects	0 - 3	
	2 to 4 projects	4 - 6	
	More than 4 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 2 projects	0 - 1	
	2 to 4 projects	2 - 3	
	More than 4 projects	4 - 5	
		Subtotal	

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

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>East Campus/Centrex Electrical Load Center Elimination</u>	Response Deadline	<u>October 6, 2016 1:00 p.m. local time</u>
Project Location	<u>Bowling Green State University</u>	Project Number	<u>BGU-166235</u>
City / County	<u>Bowling Green / Wood</u>	Project Manager	<u>Bob Boucher/Dan Lemmerbrock</u>
Owner	<u>Bowling Green State University</u>	Contracting Authority	<u>Local Higher Education</u>
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>State</u>
No. of paper copies requested (stapled, not bound)	<u>3</u>	No. of electronic copies requested (PDF)	<u>(1) flash drive</u>

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Beth Nagel at 1851 N. Research Drive, Bowling Green, Ohio 43403. See Section G of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Beth Nagel at bnagel@bgsu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The purpose of this request is to obtain Construction Management at Risk services for the construction required for the conversion of several Main Campus buildings from 4.16kV power delivery to 12.47kV power delivery.

BGSU's FY 2017 – 2022 State Capital Plan, approved by the Board of Trustees in September, 2015, ranked replacement of the Centrex and East Campus electrical load centers as being among the most critical deferred maintenance backlog needs of the university. Some of the equipment is nearly sixty (60) years old, replacement parts are no longer manufactured and the systems themselves are near failure. The State of Ohio has included funding for a significant portion of the work in the current approved Capital Bill.

This project is part of an ongoing phased full campus electrical modernization. This transition from 4.16kV to 12.47kV, involves a change in the fundamental methodology of delivering power to buildings. The old 4.16kV system uses load centers in various buildings which receive Bowling Green City Municipal power and then distribute it out to multiple buildings. This was a very common methodology 50-60 years ago. The current methodology for delivering power to buildings is for each building to receive power directly from the city utility. This eliminates the dependence on the weak links of a single transformer and load center supplying the power to multiple buildings.

To accomplish this, the project calls for the elimination of two existing electrical load centers, new electrical distribution feeders and transformers for nine key academic, residence life, and athletic buildings, and will allow Harshman Residence Hall to be demolished as planned for and described in the Campus Master Plan. The following summarizes the scope of work for this phase of conversions:

East Campus Load Center Scope of Work

This project consists of converting primary electrical feeders from 4.16kV to 12.47kV for the Fine Arts Building, Mileti Alumni Center, Kreisler Quadrangle, the Ice Arena, and Perry Stadium, and related peripherals. This work will also remove the existing 4.16kV load centers located in the Ice Arena and Perry Stadium which are fed from the East Campus Load Center and serve as intermediate distribution points in the old 4.160kV system. In addition, Conklin Hall will be re-fed from a different switch. The new feeds from existing and new primary switches will serve more energy-efficient building transformers, increase overall reliability and remove antiquated equipment.

Request for Qualifications (CM at Risk Contract) continued

Centrex Load Center Scope of Work

This project consists of converting primary electrical feeders from 4.16kV to 12.47kV for Business Administration, Olscamp Hall, the Education Building, and Memorial Hall. This work will also remove the 4.16kV load center located in the Centrex Building. In addition, East Hall will be fed on its own switch.

The new feeds from existing and new primary switches will serve more energy-efficient building transformers, increase overall reliability and remove antiquated equipment

Abatement of hazardous building materials are to be included within this project.

Other

Prater Engineering Associates, 6130 Wilcox Road, Dublin, Ohio 43016, are providing the professional design services for 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.

This Project will be using the Submittal Exchange document management system by Oracle licensed to the University. **Submittal Exchange serves as the project's sole means to transfer and share project documentation (e.g. shop drawings, requests for information, changeorders, payment applications, closeout documents, etc.). Training is provided by Submittal Exchange at no cost to CMR and its subcontractors.**

B. Scope of Services

The selected Construction Manager at Risk ("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 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 Electrical, General trades, Excavation, and Hazardous materials removal, 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. 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 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, 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 the agreement with the CM and seek from other firms, proposals for completion of the Project.

Request for Qualifications (CM at Risk Contract) continued

The CM will pre-purchase long lead transformers, switches, and other electrical necessary to ensure timely completion.

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 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 supplemental 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 with conversion of primary electrical load center electrical feeders from 4160V to 12470V.
2. Primary and secondary high and low voltage electrical equipment installation experience
3. Below Grade Utility Installation Experience
4. Experience working on medium to large University campuses
5. Documented History of Accurate GMP Estimates on similar type projects
6. Documented History of On-Time Project Completion on similar type projects
7. Experience coordinating power shut downs and cut overs in existing occupied campus type buildings
8. Experience maintaining University services and operations on similar type projects
9. Documented record of safety on high voltage scope of work projects
10. Construction Management at Risk Experience

C. Funding / Estimated Budget

Total Project Cost	<u>\$9,424,200</u>	State Funding	<u>\$7,164,200</u>
Construction Cost	<u>\$7,284,229</u>	Other Funding	<u>\$ 2,260,000</u>

D. Anticipated Schedule

CM Preconstruction Services Start	<u>12 / 16</u>
Construction Stage Notice to Proceed	<u>04 / 17</u>
Substantial Completion of all Work	<u>08 / 17</u>
CM Services Completed	<u>11 / 17</u>

E. EDGE Participation Goal

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

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

F. Evaluation Criteria for Selection

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

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

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

Request for Qualifications (CM at Risk Contract) continued

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 an opportunity to ask the Contracting Authority and/or 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 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.

RFQ Posted and Advertised	September 6, 2016
Qualifications Due	October 6, 2016
RFP issued to the Short-Listed Firms	October 11, 2016
Interviews	November 7, 2016
Selection of CM	November 9, 2016

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

Interested 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.

G. Submittal Instructions

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

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

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

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

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

Request for Qualifications (CM at Risk Contract) continued

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

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. 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, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

CM at Risk Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name East Campus/Centrex Electrical Load Center Elimination Proposer Firm _____
 Project Number BGU-166235 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 75 miles	5	
	75 miles to 150 miles	2	
	More than 150 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$500,000	5	
	\$500,000 to \$1,000,000	2	
	More than \$1,000,000	0	
2. Primary Qualifications (Maximum 40 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 30
b. Project administration lead	Experience / ability to effectively administer project controls and processes	0 - 10	
c. Technical staff	Experience / ability of technical staff to develop accurate estimates and schedules	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 10 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 5	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED*** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 2 projects	0 - 3	
	2 to 4 projects	4 - 6	
	More than 4 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of consulting firm(s) and NOT the lead firm ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and CM's Contingency *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	Postle Partial Replacement - Architect of Record	Response Deadline	09/21/2016	2:00 p.m. local time
Project Location	305 W. 12 th Avenue	Project Number	OSU-160807	
City / County	Columbus / Franklin	Project Manager	Nikolina Sevis	
Owner	The Ohio State University	Contracting Authority	Local Higher Education	
Delivery Method	CM at Risk	Prevailing Wages	State	

No. of paper copies requested (stapled, not bound) 4 No. of electronic copies requested (PDF) thumb drive
Submit the requested number of Statements of Qualifications (Form F110-330) directly to Nikolina Sevis at 400 Enarson Classroom Building, 2009 Millikin Rd, Columbus, OH 43210. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Nikolina Sevis at sevis.2@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The College of Dentistry's existing facility at Postle Hall is located within a pedestrian dense area of the University on the corner of 12th and Neil Avenue and is well seated within the Health Science District. Established in 1890 the College of Dentistry (COD) has built a tradition of excellence and leadership improving lives through personalized health care. The COD has an interdisciplinary model partnering with medicine, pharmacy and engineering. As the fourth largest public dental school in the United States, the college consists of ten academic divisions representing all major dental specialties. In addition to academics the COD provides comprehensive patient care services, research and administrative support.

This project will include a new Building up to 150,000 GSF, and will renovate portions of Postle Hall west for the College Of Dentistry (COD) located on the Columbus Campus. The demolition of Postle Hall eastern wing will be required for the construction of the new building in the same location. There will be a need to relocate current occupants and functions from Postle Hall east to other existing buildings during construction. Renovation to swing space will be required. The project scope will also include renovation to the western wing of Postle Hall once program from this area is relocated into the new Building. Existing COD programs in Postle Hall west must remain operational with public access during all construction activities.

This request is for an **Architect of Record (AoR)** to provide Project Management for all Design phases; Construction Documents, Bidding, Construction Administration, and Post-Construction. A Design Architect will be selected separately to provide Programming, Schematic Design and Design leadership through all phases of the project. MEP Engineer will be selected separately to provide Design through all project phases. The Design Architect and MEP Engineer will be contracted by the Architect of Record. The Architect of Record will participate in the selection of the Design Architect and MEP Engineer.

The A/E will be contracted for design services (with preconstruction services from the CMR) through Programming/Conceptual Design and completion of Schematic Design phases including associated estimate and schedule deliverable that addresses the project, all enabling work, as well as to validate the design feasibility of all necessary functions into the project scope and still remain within the estimated amount listed in this RFQ. The University will work with the A/E and CM to develop a schedule to evaluate recommendations at key points during the initial stages of design. Once design and funding is confirmed, the University may amend this contract upon approval for construction documents, bidding, construction contract administration and post-construction services.

The A/E team will lead with the Enabling Phase of the project which includes but is not limited to: assessing existing spaces within Postle Hall, identifying uses within Postle Hall that will need to be relocated to accommodate the demolition (Eastern portion) and renovation (Western portion), identify and provide bid documents that support renovation of areas within existing Postle Hall West as well as other building locations where program space will move during construction. The A/E team will identify and provide design services for portions of the existing western portion of Postle that will need to be repurposed and or renovated as part of the overall project which includes space and infrastructure.

Request for Qualifications (Architect / Engineer) continued

The project will be consistent with the One Ohio State Framework Plan (<https://pare.osu.edu/framework>), the Design Guidelines for Building and Landscape (<https://fod.osu.edu/sites/default/files/buildings-landscape.pdf>) and the Program of Requirements.

A pre-proposal meeting will be held on Wednesday, September 14, 2016 at 3:00PM in Postle Hall Auditorium, Room 1187; 305 West 12th Ave. for ALL disciplines (Architect of Record, Design Architect, MEP Engineering, and Construction Manager at Risk, etc.). The university will provide an overview of the project, an opportunity for questions, and a guided tour of the existing building. To protect the privacy of dental patients and practitioners, the College of Dentistry asks you not to walk through Postle Hall prior and/or after the scheduled tour.

The Architect/Engineer (“A/E”) will prepare the POR as an Additional Service. A Landscape Architect and Dental Architect (if required) will be selected in collaboration with the University.

A Construction Manager at Risk will be selected and contracted directly with the University. The Commissioning Agent will also be contracted directly by the University but will be advertised at a later date. The Architect of Record will participate in the interview process of both disciplines and will be in an advisory role and will not have a vote for selection.

This project will be registered with USGBC for a minimum Silver LEED certification.

This project is required to be designed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: ohio-state_bim_pds.pdf. Unless noted otherwise, the minimum required BIM Use Cases are outlined in Section 2.

B. Scope of Services

In line with the One Ohio State Framework Plan and maintaining our vision to be among the nation’s leader in research, scholarship, education, service, patient care and advocacy in the field of oral health care; the project is expected to be recognized for its quality of design and technical expertise. The A/E team will be expected to interface with the University Architect, University Landscape Architect, University Engineer, the University Design Review Board, the University Board of Trustees and Health Science/College of Dentistry. The A/E team will be expected to have strong leadership and experience in the successful delivery of large scale occupied renovations.

This project will include a minimum of two construction phases each with a Guaranteed Maximum Price (GMP) totaling the cost of construction advertised in this RFQ. The first phase will include swing space and/or enabling construction and the second phase will include new building, partial renovation of Postle Hall west, associated site, utility work, infrastructure and the balance of the project. Additional phases may be required which may be discovered during Conceptual Planning Phase.

The selected A/E team will develop the Basis of Design (BOD) and will coordinate with the Commissioning Agent during the design phase.

The A/E will be required to prepare cost estimates at each phase of design and reconcile with the estimate prepared by the CM.

Design documents required for the Guaranteed Maximum Price (GMP) submittals will be at 75% document completion

The A/E will be required to contract for material testing and inspection services as a reimbursable to their contract. The firm providing this service will be selected in conjunction with the University. The scheduling and coordination of the material testing and inspection firm will be the responsibility of the selected CM.

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

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 per Exhibit A – A/E Terms and Conditions Article 7.2.6.

Request for Qualifications (Architect / Engineer) continued

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>. The selected A/E will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted.

During the construction period, provide not less than 60 hours (excluding travel time) on-site construction administration services each week, including (1) attendance at progress meetings, (2) a written field report of each site visit, (3) on-site representation comprised of the A/E and its consultant staff involved in the primary design of the project, all having relevant and appropriate types of construction administration experience.

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. **Medical Center Clinical Project**
2. State of Ohio, and/or State of Ohio University administered projects
3. **University Project in a Dense and/or Urban Site**
4. Collaboration with Design Architect

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Firm.

C. Funding / Estimated Budget

Total Project Cost	<u>\$95,000,000</u>	State Funding	<u>\$26,000,000</u>
Construction Cost	<u>\$62,706,000</u>	Other Funding	<u>\$69,000,000</u>
Estimated A/E Fee	<u>7.0% to 7.8% (including all consultants)</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Architecture</u>
Secondary	<u>Design Architect (selected separately)</u>
	<u>MEP Engineering (selected separately)</u>
	<u>Dental Architect (selected separately, unless already in house),</u>
	<u>Technology Specialist</u>
	<u>Landscape Architect (selected separately in collaboration with the university)</u>
	<u>Civil Engineer</u>
	<u>Structural Engineer</u>
	The following services will be selected in consultation with the University: Hazardous Materials, Testing & Geotechnical Services,
Others	<u>Surveyor</u>

E. Anticipated Schedule

Professional Services Start	<u>12 / 16</u>
Construction Notice to Proceed	<u>04 / 18</u>
Substantial Completion of all Work	<u>02 / 20</u>
Professional Services Completed	<u>05 / 20</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
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NOTE: The primary A/E shall be (1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to 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

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

- Demonstrated ability to meet Owner's programmed project vision, scope, budget, and schedule on previous projects.
- Previous experience compatible with the proposed project (e.g., type, size).
- Relevant past work of prospective firm's proposed consultants.
- Past performance of prospective firm and its proposed consultants specific to The Ohio State University projects as determined by the university.
- Overall team qualifications; for team collaboration the university will determine the most relevant projects and most relevant team members (project manager, designer, key engineering leads).
- 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 Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- 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.

Interested firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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>.

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) Section H. Additional Information 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>.

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

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

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

Do not submit sub-consultants for the following services as they will be selected in consultation with the University: Hazardous Materials, Testing, and Geotechnical Services. These sub-consultants are not eligible for consideration in meeting the stated EDGE goals.

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Postle Partial Replacement - Architect of Record Proposer Firm _____
 Project Number OSU-160807 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 150 miles	5	
	150 miles to 300 miles	2	
	More than 300 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$5,000,000	2	
	\$5,000,000 to \$20,000,000	1	
	More than \$20,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	0	Max = 3
	2 to 10 professionals	0	
	More than 10 professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	Postle Partial Replacement - MEP Engineering	Response Deadline	9/23/2016	2:00 p.m. local time
Project Location	305 W. 12 th Avenue	Project Number	OSU-160807	
City / County	Columbus / Franklin	Project Manager	Nikolina Sevis	
Owner	The Ohio State University	Contracting Authority	Local Higher Education	
Delivery Method	CM at Risk	Prevailing Wages	State	

No. of paper copies requested (stapled, not bound) 4 No. of electronic copies requested (PDF) thumb drive

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Project Overview

A. Project Description

The College of Dentistry's existing facility at Postle Hall is located within a pedestrian dense area of the University on the corner of 12th and Neil Avenue, and is well seated within the Health Sciences campus and edge of the academic campus. Established in 1890 the College of Dentistry (COD) has built a tradition of excellence and leadership improving lives through personalized health care. The COD has an interdisciplinary model partnering with medicine, pharmacy and engineering. As the fourth largest public dental school in the United States, the college consists of ten academic divisions representing all major dental specialties. In addition to academics the COD provides comprehensive patient care services, research and administrative support.

This project will include a new Building up to 150,000 GSF, and will renovate portions of Postle Hall west for the **College Of Dentistry (COD)** located on the Columbus Campus. The demolition of Postle Hall eastern wing will be required for the construction of the new building in the same location. There will be a need to relocate current occupants and functions from Postle Hall east to other existing buildings during construction. Renovation to swing space will be required. The project scope will also include renovation to the western wing of Postle Hall once program from this area is relocated into the new Building. Existing COD programs in Postle Hall west must remain operational with public access during all construction activities.

This request is for **MEP Engineering** to partner with the Architect of Record (AoR) and provide engineering services for all Design phases; Construction Documents, Bidding, Construction, and Post-Construction. A Design Architect will be selected separately to provide Programming and Schematic Design and Design leadership through all phases of the project. The Design Architect and MEP Engineering will be contracted by the AoR. The AoR will participate in the selection of the Design Architect and MEP Engineering.

The A/E will be contracted for design services (with preconstruction services from the CMR) through Programming/Conceptual Design and completion of Schematic Design phases including associated estimate and schedule deliverable that addresses the project, all enabling work, as well as to validate the design feasibility of all necessary functions into the project scope and still remain within the estimated amount listed in this RFQ. The University will work with the A/E and CM to develop a schedule to evaluate recommendations at key points during the initial stages of design. Once design and funding is confirmed, the University may amend this contract upon approval for construction documents, bidding, construction contract administration and post-construction services.

The A/E team will lead with the Enabling Phase of the project which includes but is not limited to: assessing existing spaces within Postle Hall, identifying uses within Postle Hall that will need to be relocated to accommodate the demolition (Eastern portion) and renovation (Western portion), identify and provide bid documents that support renovation of areas within existing Postle Hall West as well as other building locations where program space will move during construction. The A/E team will identify and provide design services for portions of the existing western portion of Postle that will need to be repurposed and or renovated as part of the overall project which includes space and infrastructure.

Request for Qualifications (Architect / Engineer) continued

The project will be consistent with the One Ohio State Framework Plan (<https://pare.osu.edu/framework>), the Design Guidelines for Building and Landscape (<https://fod.osu.edu/sites/default/files/buildings-landscape.pdf>) and the Program of Requirements.

A pre-proposal meeting will be held on Wednesday, September 14, 2016 at 3:00PM in Postle Hall Auditorium, Room 1187; 305 West 12th Ave. for ALL disciplines (Architect of Record, Design Architect, MEP Engineer, Construction Manager at Risk, etc.). The university will provide an overview of the project, an opportunity for questions, and a guided tour of the existing building. To protect the privacy of dental patients and practitioners, the College of Dentistry asks you not to walk through Postle Hall prior and/or after the scheduled tour.

The Architect/Engineer (“A/E”) will prepare the POR as an Additional Service.

A Construction Manager at Risk will be selected and contracted directly with the University. The Commissioning Agent will also be contracted directly by the University but will be advertised at a later date. The A/E will participate in the interview process of both disciplines and will be in an advisory role and will not have a vote for selection.

This project will be registered with USGBC for a minimum Silver LEED certification.

This project is required to be designed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: [ohio-state_bim_pds.pdf](#). Unless noted otherwise, the minimum required BIM Use Cases are outlined in Section 2.

B. Scope of Services

In line with the One Ohio State Framework Plan and maintaining our vision to be among the nation’s leader in research, scholarship, education, service, patient care and advocacy in the field of oral health care; the project is expected to be recognized for its quality of design and technical expertise. The A/E team will be expected to interface with the University Architect, University Landscape Architect, University Engineer, the University Design Review Board, the University Board of Trustees and Health Science/College of Dentistry. The A/E team will be expected to have strong leadership and experience in the successful delivery of large scale occupied renovations.

This project will include a minimum of two construction phases each with a Guaranteed Maximum Price (GMP) totaling the cost of construction advertised in this RFQ. The first phase will include swing space and/or enabling construction and the second phase will include new building, partial renovation of Postle Hall west, associated site, utility work, infrastructure, and the balance of the project. Additional phases may be required which may be discovered during Conceptual Planning Phase.

The selected A/E team will develop the Basis of Design (BOD) and will coordinate with the Commissioning Agent during the design phase.

The A/R will be required to prepare cost estimates at each phase of design and reconcile with the estimate prepared by the CM.

The A/E will be required to contract for material testing and inspection services as a reimbursable to their contract. The firm providing this service will be selected in conjunction with the University. The scheduling and coordination of the material testing and inspection firm will be the responsibility of the selected CM.

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

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 per Exhibit A – A/E Terms and Conditions Article 7.2.6.

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)

State of Ohio Standard Forms and Documents

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 selected A/E will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted.

During the construction period, provide not less than 60 hours (excluding travel time) on-site construction administration services each week, including (1) attendance at progress meetings, (2) a written field report of each site visit, (3) on-site representation comprised of the A/E and its consultant staff involved in the primary design of the project, all having relevant and appropriate types of construction administration experience.

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. Medical Center Clinical Project
2. State of Ohio, and/or State of Ohio University administered projects
3. University Project in a Dense or Urban Site
4. Mechanically Complex Addition and Renovation

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Firm.

C. Funding / Estimated Budget

Total Project Cost	<u>\$95,000,000</u>	State Funding	<u>\$26,000,000</u>
Construction Cost	<u>\$62,706,000</u>	Other Funding	<u>\$69,000,000</u>
Estimated Fee	<u>Included in the AOR fee of 7.0% to 7.8%</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., 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>MEP Engineering</u>
Secondary	<u>Design Architect (selected separately)</u>
	<u>Landscape Architect (selected separately)</u>
	<u>_____</u>
	<u>_____</u>

E. Anticipated Schedule

Professional Services Start	<u>12 / 16</u>
Construction Notice to Proceed	<u>04 / 18</u>
Substantial Completion of all Work	<u>02 / 20</u>
Professional Services Completed	<u>05 / 20</u>

F. EDGE Participation Goal

Others	<u>The following services will be selected in consultation with the University: Hazardous Materials, Testing & Geotechnical Services, Surveyor</u>	Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
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NOTE: The primary A/E shall be (1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to 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.
- Past performance of prospective firm and its proposed consultants specific to The Ohio State University projects as determined by the university.

Request for Qualifications (Architect / Engineer) continued

- Overall team qualifications; for team collaboration the university will determine the most relevant projects and most relevant team members (project manager, designer, key engineering leads).
- 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 Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- 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.

Interested firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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>.

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) Section H. Additional Information 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>.

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

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

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

Do not submit sub-consultants for the following services as they will be selected in consultation with the University: Hazardous Materials, Testing, and Geotechnical Services. These sub-consultants are not eligible for consideration in meeting the stated EDGE goals.

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Postle Partial Replacement Proposer Firm _____
 Project Number OSU-160807 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 150 miles	5	
	150 miles to 300 miles	2	
	More than 300 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$5,000,000	2	
	\$5,000,000 to \$20,000,000	1	
	More than \$20,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	0	Max = 3
	2 to 10 professionals	0	
	More than 10 professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Postle Partial Replacement</u>	Response Deadline	<u>10/06/2016</u>	<u>2:00 p.m.</u>	local time
Project Location	<u>305 W. 12th Avenue</u>	Project Number	<u>OSU-160807</u>		
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Nikolina Sevis</u>		
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>4</u>	No. of electronic copies requested (PDF)		<u>thumb drive</u>	

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

Submit all questions regarding this RFQ in writing to Nikolina Sevis at Sevis.2@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The College of Dentistry's existing facility at Postle Hall is located within a pedestrian dense area of the University on the corner of 12th and Neil Avenue, and is well seated within the Health Sciences campus and edge of the academic campus. Established in 1890 the College of Dentistry (COD) has built a tradition of excellence and leadership improving lives through personalized health care. The COD has an interdisciplinary model partnering with medicine, pharmacy and engineering. As the fourth largest public dental school in the United States, the college consists of ten academic divisions representing all major dental specialties. In addition to academics the COD provides comprehensive patient care services, research and administrative support.

This project will include a new Building up to 150,000 GSF, and will renovate portions of Postle Hall west for the **College Of Dentistry (COD)** located on the Columbus Campus. The demolition of Postle Hall eastern wing will be required for the construction of the new building in the same location. There will be a need to relocate current occupants and functions from Postle Hall east to other existing buildings during construction. Renovation to swing space will be required. The project scope will also include renovation to the western wing of Postle Hall once program from this area is relocated into the new Building. Existing COD programs in Postle Hall west must remain operational with public access during all construction activities.

This request is for a **Construction Manager at Risk (CM)** to provide Pre-Construction and Construction Services. The CM will also be responsible for the over-all master schedule and schedule for all enabling projects to relocate current building occupants.

The project will be consistent with the One Ohio State Framework Plan (<https://pare.osu.edu/framework>), the Design Guidelines for Building and Landscape (<https://fod.osu.edu/sites/default/files/buildings-landscape.pdf>) and the Program of Requirements.

A pre-proposal meeting will be held on Wednesday, September 14, 2016 at 3:00PM in Postle Hall Auditorium, Room 1187; 305 West 12th Ave. for ALL disciplines (Architect of Record, Design Architect, MEP Engineer, Construction Manager at Risk, etc.). The university will provide an overview of the project, an opportunity for questions, and a guided tour of the existing building. To protect the privacy of dental patients and practitioners, the College of Dentistry asks you not to walk through Postle Hall prior and/or after the scheduled tour.

The CM will be contracted for Preconstruction Services (with the A/E) through Programming/Conceptual Design and completion of Schematic Design phases including estimates, schedule and constructability assessment that addresses the project and all enabling work, as well as to validate the design feasibility of all necessary functions into the project scope and still remain within the estimated amount listed in this RFQ. The University will work with the A/E and CM to develop a schedule to evaluate recommendations at key points during the initial stages of design. Once design and funding is confirmed, the University may amend this contract upon approval for construction documents, bidding, construction contract administration and post-construction services.

Request for Qualifications (CM at Risk Contract) continued

Professional design services are being acquired by the Contracting Authority under a separate contract. A Commissioning Agent will be selected and contracted directly with the University, but advertised at a later date. The C/M will participate in the interview process and will be in an advisory role and will not have a vote for selection.

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

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

This project will be registered with USGBC for a minimum Silver LEED certification.

This project is required to be constructed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Primary firm is responsible to support their subcontractors to meet this requirement. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: ohio-state_bim_pds.pdf. Unless noted otherwise, the minimum required BIM Use Cases are outlined in Section 2.

B. Scope of Services

In line with the One Ohio State Framework Plan and maintaining our vision to be among the nation's leader in research, scholarship, education, service, patient care and advocacy in the field of oral health care; the project is expected to be recognized for its quality of design and technical expertise. The project team will be expected to interface with the University Architect, University Landscape Architect, University Engineer, the University Design Review Board, the University Board of Trustees and Health Science/College of Dentistry. The project team will be expected to have strong leadership and experience in the successful delivery of large scale occupied renovations.

This project will include a minimum of two construction phases, each with a Guaranteed Maximum Price (GMP) totaling the cost of construction advertised in this RFQ. The first phase will include swing space and/or enabling construction and the second phase will include new building, partial renovation of Postle Hall west wing, associated site, utility work, infrastructure and the balance of the project. Additional phases may be required which may be discovered during Conceptual Planning Phase.

The CM will be required to prepare cost estimates and reconcile with the estimate prepared by the A/E at each phase of design including enabling projects and Programming/Conceptual Design. The A/E will be required to contract for material testing and inspection services as a reimbursable to their contract. The firm providing this service will be selected in conjunction with the University. The scheduling and coordination of the material testing and inspection firm will be the responsibility of the selected CM.

The CM will be required to contract with and coordinate the services of the air and water balance contractor.

The CM will be required to manage and coordinate multiple construction phases of this project, including the enabling construction activities, procurement and coordination of equipment installation, moving of building occupants and equipment into and out of the buildings as required for the project.

Design documents required for the Guaranteed Maximum Price (GMP) submittals will be at 75% document completion.

The selected Construction Manager at Risk, as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Contracting Authority/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 selected CM will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted. Required Professional Liability Insurance will be per General Conditions Articles 10.3.7 and 10.3.8.

Request for Qualifications (CM at Risk Contract) continued

The preconstruction and construction services are generally described below. Subcontracts including but not limited to Plumbing, Fire Protection, HVAC, Electrical and AV/Technology will be awarded by the CM to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority/Owner, the AoR and the CM. The Contracting Authority/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/Owner, AoR, and Project Team, and will provide, among other services, schedule development, estimate development, Guaranteed Maximum Price (GMP) proposal, subcontractor prequalification and bidding, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at the stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the CM, together with the AoR's detailed listing of any incomplete design elements and the AoR's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). Contingent upon the Contracting Authority's approval of the GMP, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). If the proposed Contract Sum exceeds the Project Budget established for construction, then the Contracting Authority may terminate the agreement with the CM and seek proposals from other firms 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 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 supplemental 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. Primary Role on project as (CM) Delivery Method
2. Medical Center Clinical Project
3. Projects delivered in a collaborative BIM-enabled environment
4. University Project in a Dense and/or Urban Site
5. State of Ohio, and/or State of Ohio University administered projects

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Firm.

C. Funding / Estimated Budget

Total Project Cost	<u>\$95,000,000</u>	State Funding	<u>\$26,000,000</u>
Construction Cost	<u>\$62,706,000</u>	Other Funding	<u>\$69,000,000</u>

D. Anticipated Schedule

CM Preconstruction Services Start	<u>02 / 17</u>
Construction Stage Notice to Proceed	<u>04 / 18</u>
Substantial Completion of all Work	<u>02 / 20</u>
CM Services Completed	<u>05 / 20</u>

E. EDGE Participation Goal

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

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

F. Evaluation Criteria for Selection

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

Short List: Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. After

Request for Qualifications (CM at Risk Contract) continued

evaluating the responses to this RFQ, the Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Contracting Authority determines that fewer than three firms are qualified, it will only select the qualified firms.

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

Pre-Proposal Meeting: Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority/Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Contracting Authority/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/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	10/2016
RFP issued to the Short-Listed Firms	11/2016
Interviews	12/2016
Selection of CM	01/2017

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 firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling (“BIM”) on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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.

The **EDGE Participation Statement of Intent to Contract and Perform** from Section H. Additional Information must also be submitted. For all Statements of Qualifications, please identify the EDGE-certified Business Enterprises, by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

G. Submittal Instructions

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

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

Request for Qualifications (CM at Risk Contract) continued

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

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

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

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

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. 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, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

CM at Risk Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Postle Partial Replacement Proposer Firm _____
 Project Number OSU-160807 City, State, Zip _____

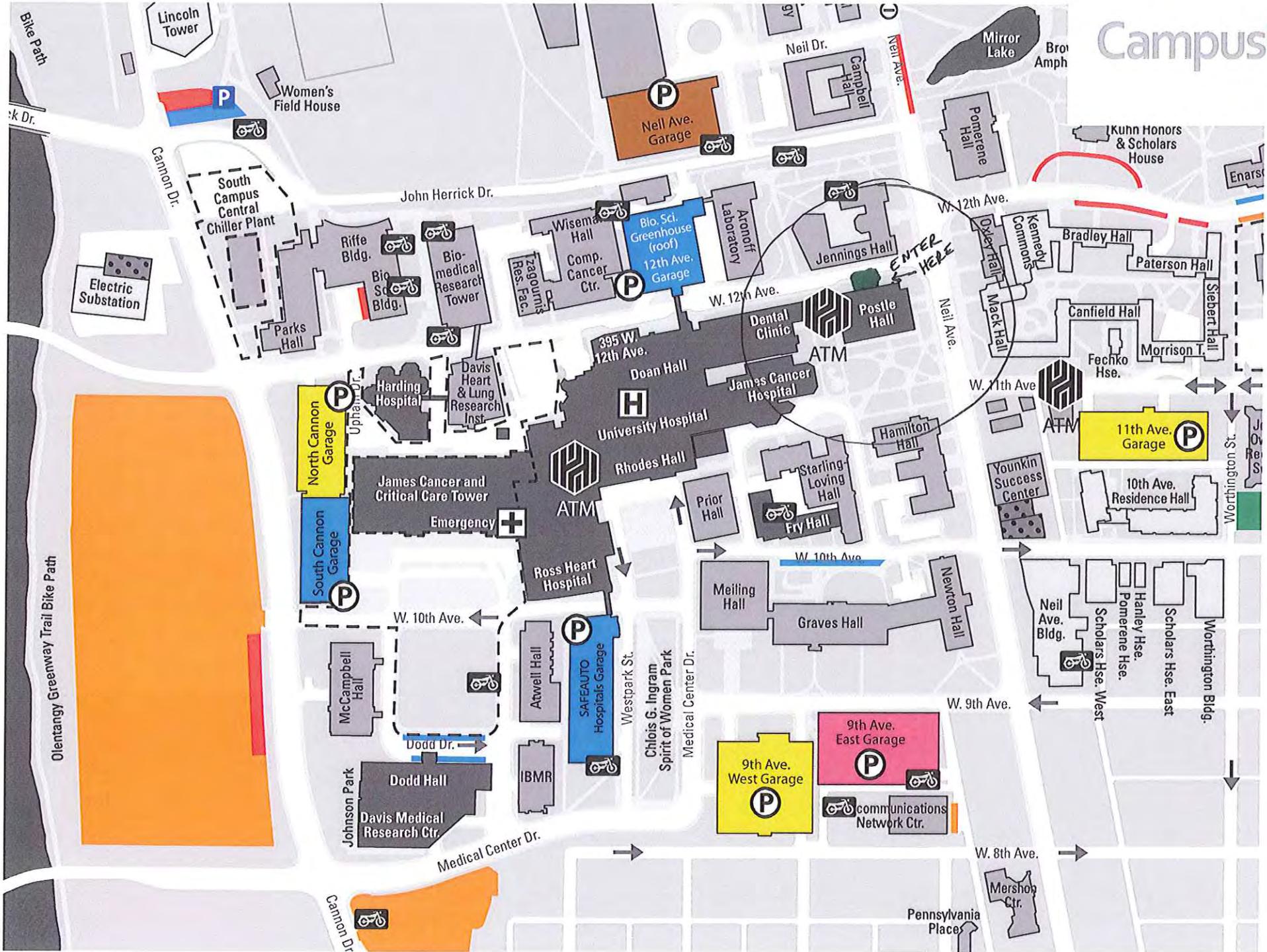
Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 150 miles	5	
	150 miles to 300 miles	2	
	More than 300 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$5,000,000	5	
	\$5,000,000 to \$20,000,000	2	
	More than \$20,000,000	0	
2. Primary Qualifications (Maximum 40 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 30
b. Project administration lead	Experience / ability to effectively administer project controls and processes	0 - 10	
c. Technical staff	Experience / ability of technical staff to develop accurate estimates and schedules	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 10 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 5	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
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5. Overall Team Experience (Maximum 30 points)			
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d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
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* Must be comprised of consulting firm(s) and NOT the lead firm ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and CM's Contingency *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

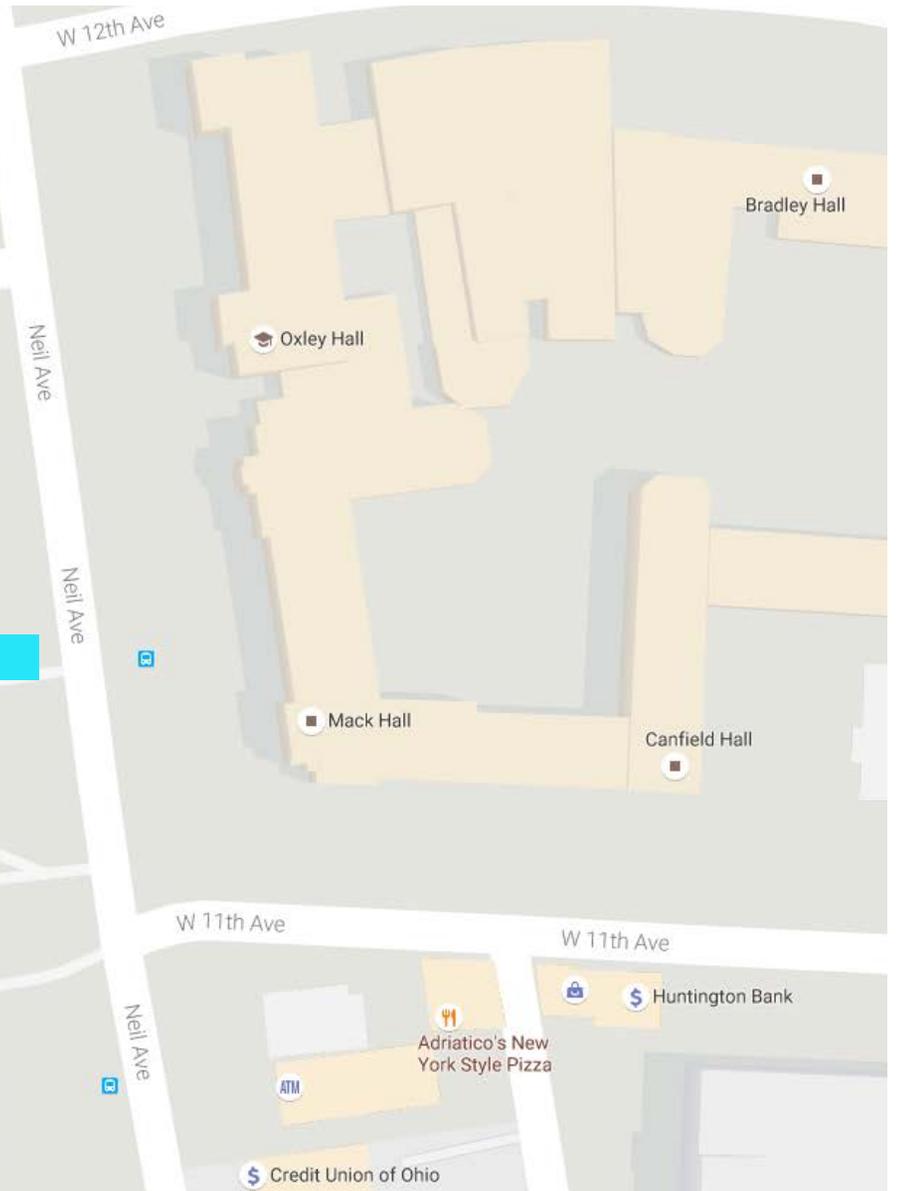
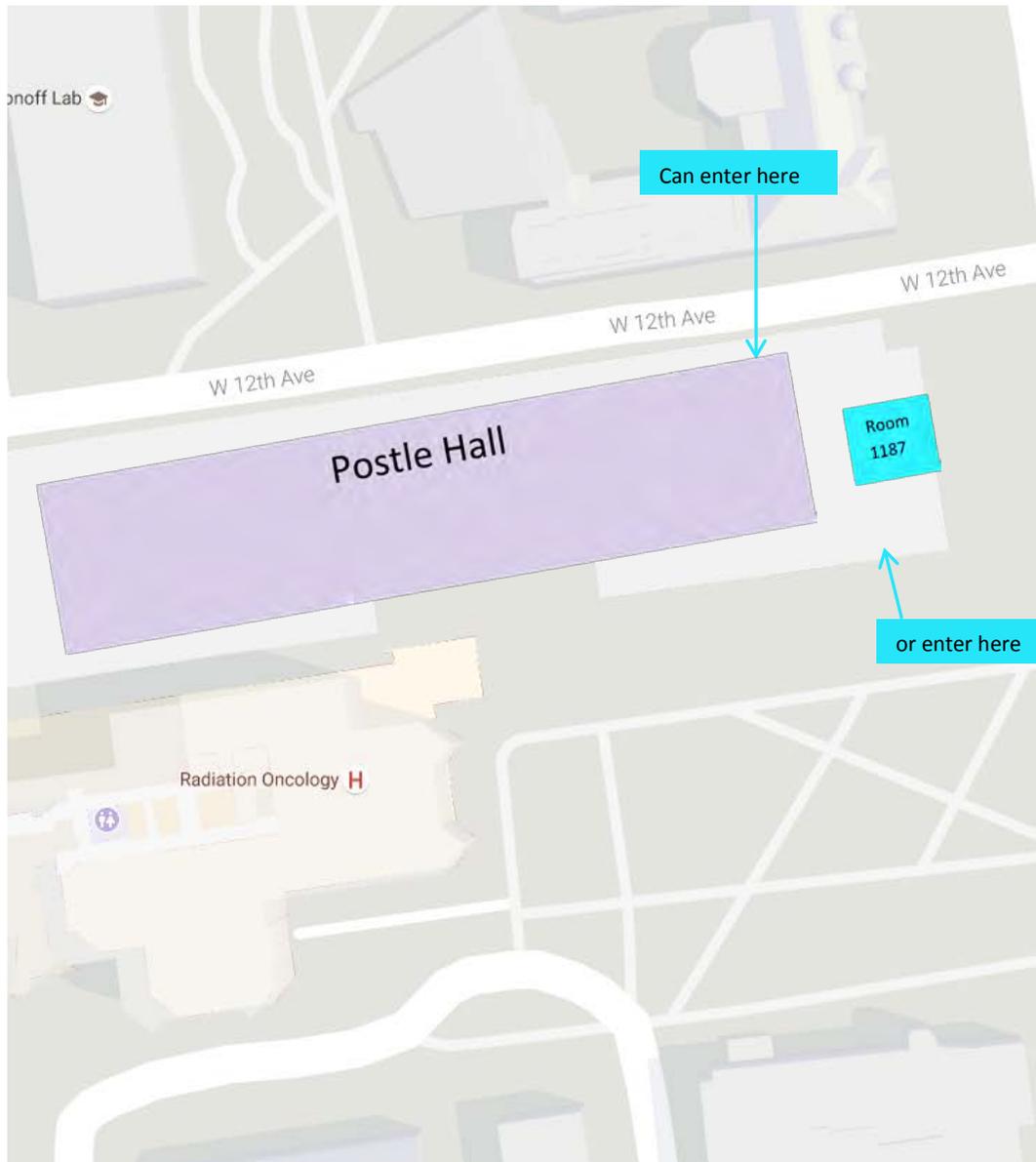
Notes:

Evaluator:

Name _____

Signature _____ Date _____





Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	Postle Partial Replacement - Design Architect	Response Deadline	9/29/2016	2:00 p.m. local time
Project Location	305 W. 12 th Avenue	Project Number	OSU-160807	
City / County	Columbus / Franklin	Project Manager	Nikolina Sevis	
Owner	The Ohio State University	Contracting Authority	Local Higher Education	
Delivery Method	CM at Risk	Prevailing Wages	State	

No. of paper copies requested (stapled, not bound) 4 No. of electronic copies requested (PDF) thumb drive
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Submit all questions regarding this RFQ in writing to Nikolina Sevis at sevis.2@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

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A. Project Description

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This project will include a new Building up to 150,000 GSF, and will renovate portions of Postle Hall west for the College Of Dentistry (COD) located on the Columbus Campus. The demolition of Postle Hall eastern wing will be required for the construction of the new building in the same location. There will be a need to relocate current occupants and functions from Postle Hall east to other existing buildings during construction. Renovation to swing space will be required. The project scope will also include renovation to the western wing of Postle Hall once program from this area is relocated into the new Building. Existing COD programs in Postle Hall west must remain operational with public access during all construction activities.

This request is for a **Design Architect** (DA) to provide Programming, Schematic Design and Design leadership through all phases of the project. A Design Architect must have significant successful experience in this building type and a consistent record of excellence.

An Architect of Record, Construction Manager and Commissioning Agent (Cx RFQ will be posted at a later time) will be selected by and contracted directly with the University. The Design Architect and MEP Engineer will be a sub contract to the Architect of Record. The Design Architect may apply for consideration as the Architect of Record by submitting for both the Design Architect/Architect of Record. The MEP Engineer will be selected separately and assigned to the Architect of Record. The Dentistry Planning Consultant may be selected separately in collaboration with the University (unless this specialty is available in house).

The A/E will be contracted for design services (with preconstruction services from the CMR) through Programming/Conceptual Design and completion of Schematic Design phases including associated estimate and schedule deliverable that addresses the project, all enabling work, as well as to validate the design feasibility of all necessary functions into the project scope and still remain within the estimated amount listed in this RFQ. The University will work with the A/E and CM to develop a schedule to evaluate recommendations at key points during the initial stages of design. Once design and funding is confirmed, the University may amend this contract upon approval for construction documents, bidding, construction contract administration and post-construction services.

The A/E team will lead with the Enabling Phase of the project which includes but is not limited to: assessing existing spaces within Postle Hall, identifying uses within Postle Hall that will need to be relocated to accommodate the demolition (Eastern portion) and renovation (Western portion), identify and provide bid documents that support renovation of areas

Request for Qualifications (Architect / Engineer) continued

within existing Postle Hall West as well as other building locations where program space will move during construction. The A/E team will identify and provide design services for portions of the existing western portion of Postle that will need to be repurposed and or renovated as part of the overall project which includes space and infrastructure.

The project will be consistent with the One Ohio State Framework Plan (<https://pare.osu.edu/framework>), the Design Guidelines for Building and Landscape (<https://fod.osu.edu/sites/default/files/buildings-landscape.pdf>) and the Program of Requirements.

A pre-proposal meeting will be held on Wednesday, September 14, 2016 at 3:00PM in Postle Hall Auditorium, Room 1187; 305 West 12th Ave. for ALL disciplines (Architect of Record, Design Architect, MEP Engineering, and Construction Manager at Risk, etc.). The university will provide an overview of the project, an opportunity for questions, and a guided tour of the existing building. To protect the privacy of dental patients and practitioners, the College of Dentistry asks you not to walk through Postle Hall prior and/or after the scheduled tour.

The Architect/Engineer (“A/E”) will prepare the POR as an Additional Service. A Dental Architect (if required) will be selected in collaboration with the University.

This project will be registered with USGBC for a minimum Silver LEED certification.

This project is required to be designed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards. The Primary firm submitting for the project will be required to have the BIM expertise capable of meeting the aforementioned standards. The Ohio State University BIM Project Delivery Standards can be accessed via the OSU FOD website: ohio-state_bim_pds.pdf. Unless noted otherwise, the minimum required BIM Use Cases are outlined in Section 2.

B. Scope of Services

In line with the One Ohio State Framework Plan and maintaining our vision to be among the nation’s leader in research, scholarship, education, service, patient care and advocacy in the field of oral health care; the project is expected to be recognized for its quality of design and technical expertise. The A/E team will be expected to interface with the University Architect, University Landscape Architect, University Engineer, the University Design Review Board, the University Board of Trustees and Health Science/College of Dentistry. The A/E team will be expected to have strong leadership and experience in the successful delivery of large scale occupied renovations.

This project will include a minimum of two construction phases each with a Guaranteed Maximum Price (GMP) totaling the cost of construction advertised in this RFQ. The first phase will include swing space and/or enabling construction and the second phase will include the new building, partial renovation of Postle Hall west, associated site, utility work, infrastructure, and the balance of the project. Additional phases may be required which may be discovered during Conceptual Planning Phase.

The selected A/E team will develop the Basis of Design (BOD) and will coordinate with the Commissioning Agent during the design phase.

The A/E will be required to prepare cost estimates at each phase of design and reconcile with the estimate prepared by the CM.

The A/E will be required to contract for material testing and inspection services as a reimbursable to their contract. The firm providing this service will be selected in conjunction with the University. The scheduling and coordination of the material testing and inspection firm will be the responsibility of the selected CM.

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

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 per Exhibit A – A/E Terms and Conditions Article 7.2.6.

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)

State of Ohio Standard Forms and Documents

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 selected A/E will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted.

During the construction period, provide not less than 60 hours (excluding travel time) on-site construction administration services each week, including (1) attendance at progress meetings, (2) a written field report of each site visit, (3) on-site representation comprised of the A/E and its consultant staff involved in the primary design of the project, all having relevant and appropriate types of construction administration experience.

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. Architectural Design Excellence (as determined by the university)
2. Medical Center Clinical Project
3. University project in a dense and/or Urban Site
4. Addition and Renovation Project

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Firm.

C. Funding / Estimated Budget

Total Project Cost	<u>\$95,000,000</u>	State Funding	<u>\$26,000,000</u>
Construction Cost	<u>\$62,706,000</u>	Other Funding	<u>\$69,000,000</u>
Estimated Fee	<u>Included in the AOR fee of 7.0% to 7.8%</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., 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>Design Architect</u>
	<u>Dental Architect (selected separately unless already in house)</u>
Secondary	<u>Landscape Architect (selected separately)</u>
	<u>_____</u>
	<u>_____</u>
	<u>_____</u>
Others	<u>_____</u>

E. Anticipated Schedule

Professional Services Start	<u>12 / 16</u>
Construction Notice to Proceed	<u>04 / 18</u>
Substantial Completion of all Work	<u>02 / 20</u>
Professional Services Completed	<u>05 / 20</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
---	-------------

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.
- Past performance of prospective firm and its proposed consultants specific to The Ohio State University projects as determined by the university.
- Overall team qualifications; for team collaboration the university will determine the most relevant projects and most relevant team members (project manager, designer, key engineering leads).

Request for Qualifications (Architect / Engineer) continued

- 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 Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- 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.

Interested firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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>.

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) Section H. Additional Information 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>.

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

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

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

Do not submit subconsultants for the following services as they will be selected in consultation with the University: Hazardous Materials, Testing, and Geotechnical Services. These subconsultants are not eligible for consideration in meeting the stated EDGE goals.

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Postle Partial Replacement - Design Architect Proposer Firm _____
 Project Number OSU-160807 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 150 miles	5	
	150 miles to 300 miles	2	
	More than 300 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$5,000,000	2	
	\$5,000,000 to \$20,000,000	1	
	More than \$20,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	0	Max = 3
	2 to 10 professionals	0	
	More than 10 professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____



THE OHIO STATE UNIVERSITY

Postle Hall Partial Replacement

College of Dentistry

Pre-Scope Meeting 9/14/2016

OSU-160807



Welcome

Presenters:

Nikolina Sevis, Senior Project Manager, LEED AP

Dr. Patrick Lloyd, Dean College of Dentistry

Bernard Costantino, University Architect, AIA, LEED AP

Others:

Kristin Poldemann, Director of Projects, Design & Construction

William Orosz, Director of Planning, Wexner Medical Center



- Project Cost
- Project Status
- Project Schedule
- Project Team
- College of Dentistry
- Site
- Design Guidelines
- A/E RFQs
- Selection Process
- CMR RFQ



- Total Project Cost: \$95,000,000
Construction Budget: \$62,706,000
- Funding:
 - \$26,000,000 State
 - \$69,000,000 Local/Development
- At a minimum Silver LEED Certification



- The construction budget includes all scope for the new building, partial renovation to the existing building, enabling projects, and site & utility infrastructure (except for Civic Structure)
- Relocation/Swing Space design and construction is on critical path
- Interview's anticipated by week Oct. 17th and week of Oct. 24th
- A/E Contracts anticipated by January and CMR in February 2017



- ◎ SD Schedule for Postle Hall Partial Replacement:
 - Program Verification/Conceptual Design: 12/16 – 3/17
 - Schematic Design Phase: 3/17 – 6/17
 - BoT for Approval for DD-CD: June 2017 Agenda (TBD)
 - Design Review Board Presentations: 2

- ◎ Swing Space Schedule:
 - Design: 12/2016 – 3/2017
 - BoT Construction Approval April or June 2017 Agenda (TBD)
 - Construction: Summer 2017 – Fall of 2017
 - Move-in: November/December 2017



- ◉ Administration and Planning: Bernard Costantino, Nikolina Sevis, Mark Banta, Kevin Koesters
- ◉ College of Dentistry: Dr. Patrick Lloyd, Dr. Lisa Lang, John Kuhar, Chris Setzer
- ◉ Wexner Medical Center: William Orosz



- The Vision of the College of Dentistry is to be among the nation's leaders in research, scholarship, patient care, and advocacy in the field of oral health care.





- ① The Mission of the College of Dentistry is to produce dental professionals who are prepared for entry into practice, advanced education, or specialized practice.
- ① Graduates are prepared to meet the oral health care needs of the citizens of Ohio and the nation, to conduct research that will expand the scientific base upon which dentistry is practiced, and to provide service to the profession.



◎ CoD is an asset for State of Ohio

- 4th largest dental school in the nation
- Only state-supported dental school in Ohio
- Educates more than 60% of Ohio's dentists
- 103 full-time and 182 part-time faculty
- 440 enrolled in DDS program –
90% are Ohio residents
- Largest provider of care to Medicaid eligible patients
- Provides treatment at 27 sites throughout Ohio
- 132,921 patient encounters in 2015



○ The Site:

- In the Health Sciences District
- Located along Neil Ave., which is the academic main street of campus
- The building will strengthen the idea of “adaptive reuse” and “build no net new academic space”
- Ideal location for upper division, graduate, and professional students, faculty, and staff
- Adjacent to student housing



Health Sciences District



◎ Project Program

- Approx. 150,000 GSF New Build and Renovation to portions of Postle Hall West
- Dental Clinic Spaces
- Instructional Spaces
- Expand Radiology and Pediatrics Spaces
- Common Building Support Spaces

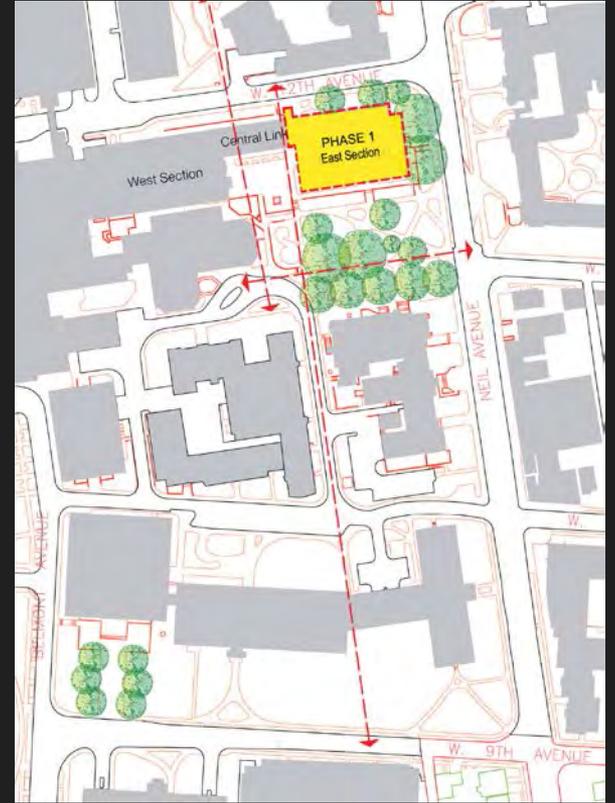


- Program goals:
 - Optimize shared interdivisional spaces and adjacencies including collaboration
 - Enhanced patient experience
 - Additional service offerings
 - Create flexible design with modularity
 - Efficient space utilization
 - Sustainable practices





Health Sciences District

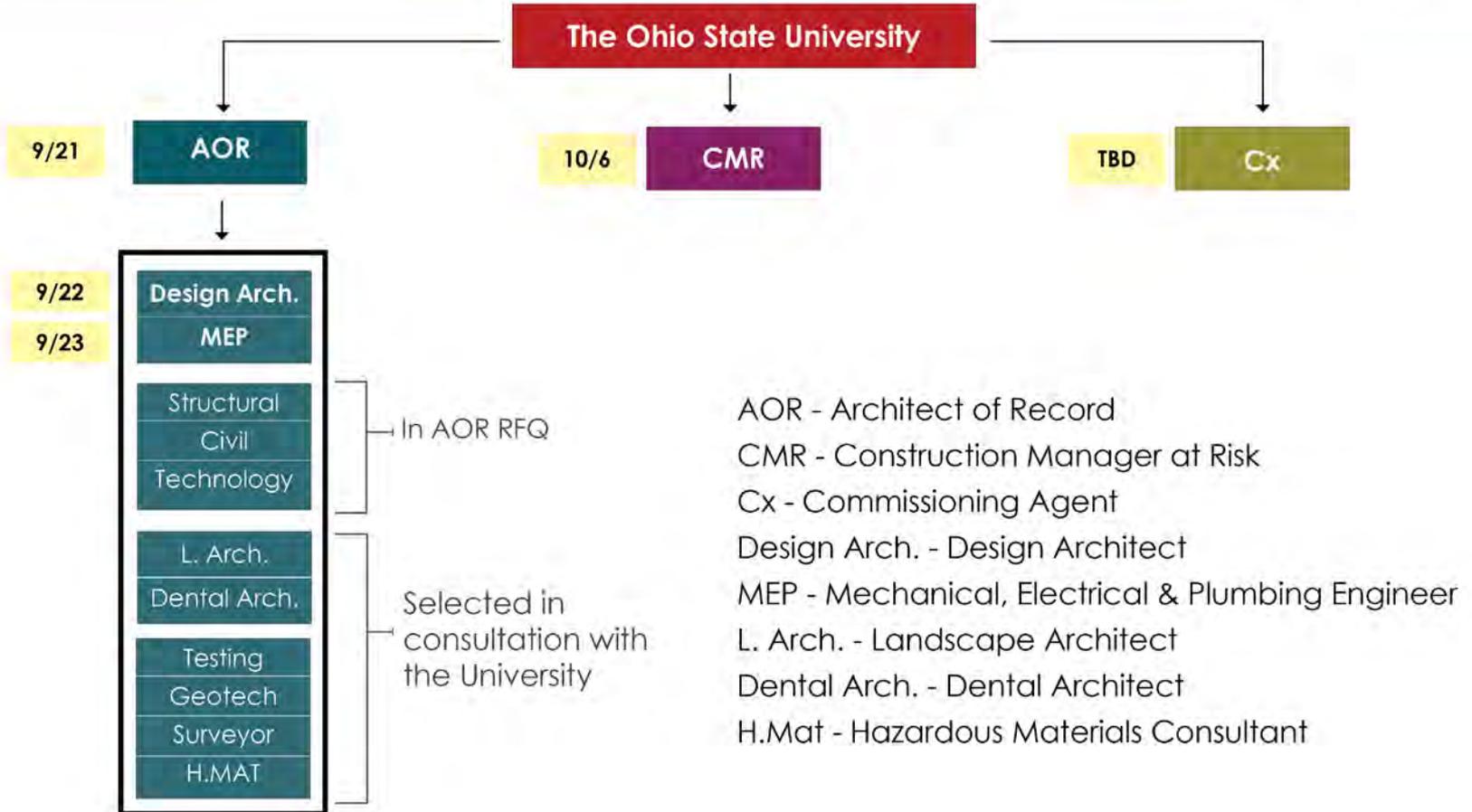


District Phasing Study Report
Bohlin Cywinski Jackson



DESIGN GUIDELINES FOR BUILDINGS AND LANDSCAPE

- Design Principles
- The Design Review Process
- Campus Character
- Site Selection
- Buildings
- Landscape





AOR –Relevant Project Experience Matrix

- Medical Center Clinical Project
- State of Ohio and/or State of Ohio University Administered Project
- University Project in a Dense or Urban Setting
- Collaboration with Design Architect



Design Architect – Matrix

- Architectural Design Excellence (as determined by the University)
- Medical Center Clinical Project
- University Project in a Dense or Urban Setting
- Addition and Renovation Project



MEP Engineering – Matrix

- Medical Center Clinical Project
- State of Ohio, and/or State of Ohio University Administered Project
- University Project in a Dense or Urban Setting
- Mechanically Complex Addition and Renovation



Most Important Evaluation Criteria for Selection:

- Quality and Relevance of the 10 Projects
- Relevant Project Experience Matrix
- Previous Team Collaboration Matrix
- Lead Project Team Members
- Past Performance of Perspective Firm and its Consultants



Construction Manager at Risk - Matrix

- Large Complex Medical Center
- Primary Role on a Project as (CMR)
- University Project in a Dense or Urban Setting
- State of Ohio, and/or State of Ohio University Administered Project
- Projects delivered in a collaborative BIM-enabled environment



- ◉ Final Questions
- ◉ Guided Tour of Postle Hall



THANK YOU!



Project POSTLE HALL PARTIAL REPLACEMENT	Subject PRE-SCOPE PRESENTATION
Project No. OSU-160807	Date & Time September 14, 2016/3:00pm

Name (Print Clearly)	Company	Phone	Fax	E-Mail
ANDREW ALFEB	THE CANTERBURY	419-242-7445	" .. 740	ALFEB@THECANTERBURYINC.COM
Karen Rock	Moody Nolan	614/461-4624		krock@moody-nolan.com
MAT KUNZ	TURNER	614-975-4228		MATKUNZ@TECO.COM
Kendra Brown	Design Group	614-255-2277		kbrown@designgroup.us.com
Tom Garske	Whiting-Turner	614-459-6515		Tom.garske@whiting-turner.com
LANCE BLOCK	WHITING-TURNER	216-276-4972		lance.block@whiting-turner.com
Mark Anderson	Design Group	614-255-2244		manderson@designgroup.us.com
Ryan Konst	Schaefer	513-260-1898		ryan.konst@schaefer-inc.com
Stacy Cunningham	Dynmix Engineering	614-443-1178		stacycunningham@dynmix-itel.com
DAVE BRUBERS	PAUL J FORD	614-561-1412		dbrubers@PIFWEB.COM
LOU PILUAY	MOODY NOLAN	614-461-4624		LPAULAY@MOODYNOLAN.COM
BRIAN W. YAKUBEN	KELLY/HAMELO ARCH	215-546-0800		byakub@kellyhameलोarchitects.com
ERIN KIM BRELL	COL. OF MED. RESEARCH	558 6199		ERIN.KIMBRELL@OSU.EDU
Carolyn VanRaepenham	Turner Constr.	614-984-2915		evanraepenham@teco.com
Paul Damszok	Skanska USA Building	216-645-3430		paul.damszok@skanska.com
Jeff Treiben	BR+A Consulting Engineers	312-961-7767		jtreiben@brplusa.com
MARK BAHTA	FOD FDC	614-685-9965		BAHTA.16@OSU.EDU
KRISTIN POEDJEWANN	FOD FDC	614-588-2266		POEDJEWANN.1@OSU.EDU
TIM PRATER	PRATER ENGINEERING	614-766-4296		tprater@praterengr.com
TIM BEECH	THEASTON TOMSETT	607.227.9307		TBEACH@THEASTONTOMSETT.COM
DAVID KING	SMITHGROUP	703200197		david.king@smithgroup.com

Project POSTLE HALL PARTIAL REPLACEMENT	Subject PRE-SCOPE PRESENTATION
Project No. OSU-160807	Date & Time September 14, 2016/3:00pm

Name (Print Clearly)	Company	Phone	Fax	E-Mail
Graham Wyatt	R.A.M.S.A.	212 967 5100	- 5980	G.WYATT@RAMSA.COM
Scott Sturm	PERSPECTUS ARCHITECTURE	216-752-1800	216-752-3833	ssturm@perspectusarch.com
Andrew Lough	BSA LIFE STRUCTURES	614-337-1280	317-819-7878	ALOUGH@BSALIFESTRUCTURES.COM
Ron Turner	FTCH	614-940-3453		RTURNER@FTCH.COM
CHARLIE RODENFELS	EMHHT	614 775 4030		CRODENFELS@EMHHT.COM
Jason Mitchell	Osborn Engineering	614-556-4222		jmitchell@osborn-eng.com
PAUL ORSKIN	BHSP	614 466 1960	614 466 1976	POORSKE@BHSP.COM
MIKE KRAY	EUFORD	614 480 4000		mkray@eford.com
JENNIFER STOREY	SPANTEC	216 200 9477		jstorey@spantec.com
LARRY FISCHER	PERSPECTUS MCCA	216 752 1800		LFISCHER@PERSPECTUSARCH.COM
PHIL WIPASSI	WIDLACE PERRY	216 522 1350	216 522-1317	plipa@wldesign.com
PETER VIEIRA	PAYETTE	617-895-1214		PVIEIRA@PAYETTE.COM
BAD BAUMANN	SMBH	614-981-9800		RBAUMANN@SMBH/NC.COM
JOHN SCHILLING	DESIGN GROUP	614-255-2261		jschilling@designgroup.us.com
Larry Mastella	Gilbane	614-519-5424		LMASTELLA@GILBANE.COM
DANIEL GIERES	JEFFERMAN GIERES	614 758 1771		DGIERES@JGAENG.COM
Kelsey Wilcox	MKSK	614-621-2796		KNILCOX@MKSKSTUDIOS.COM
JEFF COOKE	JEFFERMAN GIERES	614-848-5422		JCOOKE@JGAENG.COM



RFQ Question and Answer List

Project Name Postle Hall Partial Replacement Project Number OSU-160807
Project Location Main Campus/ Corner of Neil and 12th Avenue

Date posted: September 19, 2016

Date revised:

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

1. For this listed scope item: “During the construction period, provide not less than 60 hours (excluding travel time) on-site construction administration services each week...”, does this apply to the MEP consultant or the entire AOR contracted team?
 - A. In the RFQs for AOR, Design Architect and MEP Engineering, the 60 hours (excluding travel time) for on-site construction administration services each week is inclusive for everyone under the AOR contracted team.
2. In order to provide information about prior collaboration with potential architects-of-record, design architects, and CMR firms, can you share the list of attendees at the pre-proposal meeting?
 - A. I will send both the Attendance Roster and Power Point Presentation from the Pre-Scope Meeting to OFCC and it will be posted on their website for all to access.
3. For the AOR RFQ, we assume that since many of the sub consultants will be selected separately and in consultation with the University later and a lot of these services can be supported with EDGE firms we felt we would, in our submittal, simply identify these opportunities for finalization prior to the final contract completion. Is this acceptable?
 - A. You would not receive EDGE credit by identifying opportunities as you have mentioned. I recommend that you look for EDGE participation through the remaining services that were advertised within the AOR RFQ such as the Civil and Structural Engineer, Technology, or Interiors. Other options for consideration might be teaming with another architectural firm that might help complete documentation, or estimating – just as some examples to consider.
4. Is there a possibility of a joint submittal with a Design Architect/AOR. If this collaboration was desired by our design firms would we submit under the Design Architect or AOR or maybe both?
 - A. You may apply partnered with a design architect and likewise have a designer partner with you. Depending on which way you submit, make sure you are responding with the correct heading and deadline submission.
5. Does the Design Architect need to have a consultant for cost estimating or will this be handled by the Architect of Record?
 - A. The cost estimating is typically handled by the AOR, unless the Design Architect feels that an additional consultant for estimating would be beneficial for their submission.

Question and Answer List

(continued)



Project Name Postle Hall Partial Replacement

Project Number OSU-160807

6. How will a firm pursuing Design Architect only be scored on the rating form (i.e. 2d. Construction Administration Staff qualifications, 3. Key Consultant Qualifications, etc. may not be applicable)?
 - A. The Design Architect may desire to have some responsibility as a reviewer during Construction Administration activities, but the Architect of Record will lead or have the prime responsibility. However, I would recommend that the Design Architect focus on Section Matrix F for submission of their qualifications.

7. If we are a Design Architect with Dental Education Planning and Design experience in-house, will the University still select a Dental Architect separately (re: RFQ page 2 of 5, paragraph 4)?
 - A. The university, in consultation with the AOR and Design Architect, will decide whether the expertise in house will be utilized or if additional expertise is needed as a consultant. If so we will select a firm or individual in a firm with this expertise.

8. The 5% EDGE was requested in each of the AoR, Design Architect and MEP's RFQs. Is the end goal to be 15% of the entire project or 5% of the project as a whole?
 - A. The RFQ states an EDGE participation goal of 5%. Each RFQ responder (AOR, Design Architect and MEP Engineer) has a minimum of 5% EDGE participation of initial total fee. The base fee for this project is 7.0-7.8% (including all consultants) of the construction budget. Please note, the initial total fee does include additional services such as testing, geotechnical and surveyor services. Please refer to the Selection Criteria score card in the RFQ. The RFQ doesn't state a specific end goal of 15%, as some teams may be able to provide 20% or even better depending on how they submit their qualifications.



RFQ Question and Answer List

Project Name Postle Hall Partial Replacement Project Number OSU-160807
Project Location Main Campus/ Corner of Neil and 12th Avenue

Date posted: September 19, 2016

Date revised: **September 23, 2016**

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

1. For this listed scope item: “During the construction period, provide not less than 60 hours (excluding travel time) on-site construction administration services each week...”, does this apply to the MEP consultant or the entire AOR contracted team?
 - A. In the RFQs for AOR, Design Architect and MEP Engineering, the 60 hours (excluding travel time) for on-site construction administration services each week is inclusive for everyone under the AOR contracted team.
2. In order to provide information about prior collaboration with potential architects-of-record, design architects, and CMR firms, can you share the list of attendees at the pre-proposal meeting?
 - A. I will send both the Attendance Roster and Power Point Presentation from the Pre-Scope Meeting to OFCC and it will be posted on their website for all to access.
3. For the AOR RFQ, we assume that since many of the sub consultants will be selected separately and in consultation with the University later and a lot of these services can be supported with EDGE firms we felt we would, in our submittal, simply identify these opportunities for finalization prior to the final contract completion. Is this acceptable?
 - A. You would not receive EDGE credit by identifying opportunities as you have mentioned. I recommend that you look for EDGE participation through the remaining services that were advertised within the AOR RFQ such as the Civil and Structural Engineer, Technology, or Interiors. Other options for consideration might be teaming with another architectural firm that might help complete documentation, or estimating – just as some examples to consider.
4. Is there a possibility of a joint submittal with a Design Architect/AOR. If this collaboration was desired by our design firms would we submit under the Design Architect or AOR or maybe both?
 - A. You may apply partnered with a design architect and likewise have a designer partner with you. Depending on which way you submit, make sure you are responding with the correct heading and deadline submission.
5. Does the Design Architect need to have a consultant for cost estimating or will this be handled by the Architect of Record?
 - A. The cost estimating is typically handled by the AOR, unless the Design Architect feels that an additional consultant for estimating would be beneficial for their submission.

Question and Answer List (continued)



Project Name Postle Hall Partial Replacement

Project Number OSU-160807

6. How will a firm pursuing Design Architect only be scored on the rating form (i.e. 2d. Construction Administration Staff qualifications, 3. Key Consultant Qualifications, etc. may not be applicable)?
 - A. The Design Architect may desire to have some responsibility as a reviewer during Construction Administration activities, but the Architect of Record will lead or have the prime responsibility. However, I would recommend that the Design Architect focus on Section Matrix F for submission of their qualifications.

7. If we are a Design Architect with Dental Education Planning and Design experience in-house, will the University still select a Dental Architect separately (re: RFQ page 2 of 5, paragraph 4)?
 - A. The university, in consultation with the AOR and Design Architect, will decide whether the expertise in house will be utilized or if additional expertise is needed as a consultant. If so we will select a firm or individual in a firm with this expertise.

8. The 5% EDGE was requested in each of the AoR, Design Architect and MEP's RFQs. Is the end goal to be 15% of the entire project or 5% of the project as a whole?
 - A. The RFQ doesn't state a specific end goal of 15% as a whole.

9. We have the following question about EDGE involvement in the Design Architect RFQ: Is the Design Architect expected to include the qualifications of an EDGE-certified architect within our responses due 9/29 and then subcontract 5% of the design architecture scope to this EDGE-certified business, or is it acceptable to state that it is our intention to work with EDGE-certified businesses as part of the larger A/E team but not identify any within our paper submission?
 - A. The University will not score item 3b. Proposed EDGE –certified Consultant participation under the Key Consultant Qualifications section of the Selection Criteria for the Design Architect qualification submittals. The 5% EDGE goal will be required to be met by the selected Architect of Record only.

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Perkins Hall Electric and Fire Alarm Upgrades</u>	Response Deadline	<u>10/03/2016</u>	<u>5:00 PM</u>	local time
Project Location	<u>Ohio University</u>	Project Number	<u>OHU-170006</u>		
City / County	<u>Athens / Athens</u>	Project Manager	<u>Tony Breeze</u>		
Owner	<u>Ohio University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>General Contracting</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>3</u>	No. of electronic copies requested (PDF)	<u>1</u>		

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

Submit all questions regarding this RFQ in writing to Tony Breeze at breezea@ohio.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

Perkins Hall is a student residence building constructed in the year 1953 located on the East Green of the Athens Campus of Ohio University. The project scope includes complete replacement of the electronic fire alarm system to comply with current Ohio University design and construction standards as well as all applicable codes. Additional and relocation of existing window mounted air conditioning units requiring customized window panels along with supplemental branch electrical circuits are included in project scope as well.

B. Scope of Services

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

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

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

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

During the construction period, provide not less than 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.

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. Upgrades of the Buildings Electrical Systems
2. Add / Relocate window mounted A/C units with custom panels
3. Replacement of Buildings Fire Alarm / Life Safety System
4. Construction on a constrained, college campus

H. Submittal Instructions

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

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

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

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

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Perkins Hall Electric and Fire Alarm Upgrades Proposer Firm _____
 Project Number OHU-170006 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 150 miles	5	
	150 miles to 300 miles	2	
	More than 300 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$100,000	2	
	\$100,000 to \$200,000	1	
	More than \$200,000	0	
c. Number of licensed professionals	Less than 2 professionals	1	Max = 3
	2 to 6 professionals	2	
	More than 6 professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 5	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 2 projects	0 - 3	
	2 to 7 projects	4 - 6	
	More than 7 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 4 projects	0 - 1	
	4 to 7 projects	2 - 3	
	More than 7 projects	4 - 5	
		Subtotal	

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

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Design-Build Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>UH East Courtyard Retaining Wall</u>	Response Deadline	<u>10/07/2016</u>	<u>2:00 p.m.</u>	local time
Project Location	<u>UH East</u>	Project Number	<u>OSU-150703</u>		
City / County	<u>Columbus, OH / Franklin</u>	Project Manager	<u>Mark A. Banta</u>		
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>Design-Build</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>Six (6)</u>	No. of electronic copies requested (PDF)	<u>One (1) on USB Drive</u>		

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

Submit all questions regarding this RFQ in writing to Mark Banta at Banta.16@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

This project is to rebuild and reinforce the 120 linear feet of tiered retaining wall that supports the roadway at ground/street level west of the main U.H. East Tower entrance. The Project Scope consists of removing the lower tiers of landscaping beds as required for construction, excavating and placing a reinforced concrete retaining wall, which will extend 12' vertically above patio level, approximately 10 horizontal feet behind the sidewalk at street level. The Project Scope will consist of backfilling the retaining wall and reinforcing the earthen support of the sidewalk and street using soil nailing and shoring (or other engineered methods) as required per the DB Contractor's Design. The Project Scope shall consist of installing drainage for storm water, with a sump and pump for water evacuation, and re-use for irrigation as feasible. This Scope shall include reconstructing/restoring the tiered, landscaped planting walls in front of the new reinforced concrete retaining wall. The final restored landscape/planting tiers shall contain soil and mulch, as part of this Scope, for future plantings. Removal of existing plantings, and new plantings, will not be included in this Scope. OSU's desire is to have an engineered, functioning retaining wall system that is capable of maintaining the current tiered, landscaped appearance. Duration of the work is expected to be 4 to 5 months.

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

As required by the Agreement, and as properly authorized, provide the following categories of services: develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Schematic Design, Design Development, Subcontractor Prequalification and Bidding process, Construction Documents, Construction and Closeout stages.

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

The selected DB will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted. Required Professional Liability Insurance will be per General Conditions Articles 10.3.7, 10.3.8 and 10.3.9.

The preconstruction and construction services are generally described below. Subcontracts including Plumbing, Fire Protection, HVAC, and Electrical trades will be awarded by the Design-Builder ("DB") to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority/Owner, the Criteria A/E and the DB. The Contracting Authority/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/Owner, Criteria A/E and Project Team, and will provide, among other services, schedule development, estimate development, program verification, schematic design, design development, Guaranteed Maximum Price (GMP) proposal, subcontractor prequalification and bidding, construction documents preparation, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the DB, together with the Architect/Engineer of Record's ("AOR") detailed listing of any incomplete design elements and the AOR's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). Contingent upon the Contracting Authority's approval of the GMP, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). If the proposed Contract Sum exceeds the Project Budget established for construction, then the Contracting Authority may terminate the agreement with the DB and seek proposals from other firms for completion of the Project.

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

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. Projects with Geotechnical Structural Elements
2. Projects with Landscape Architecture Elements
3. Projects Administered by the State of Ohio or Ohio State University
4. Project Delivery Method (Design/Build) and Role on Project (AOR/DB)

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Firm.

C. Funding / Estimated Budget

Total Project Cost	<u>\$587,224</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$455,000</u>	Other Funding	<u>\$587,224</u>

D. Anticipated Schedule

DB Preconstruction Services Start	<u>01 / 17</u>
Construction Stage Notice to Proceed	<u>04 / 17</u>
Substantial Completion of all Work	<u>09 / 17</u>
DB Services Completed	<u>10 / 17</u>

E. EDGE Participation Goal

Percent of the DB's total compensation excluding DB's Contingency*	<u>5.0%</u>
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*Preconstruction Stage Compensation plus Contract Sum minus DB's Contingency

F. Evaluation Criteria for Selection

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

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

Request for Proposal: The short-listed firms shall be sent a Request for Proposal ("RFP") that will invite the firms to submit pricing proposals containing their proposed preconstruction stage compensation, construction stage personnel costs,

Request for Qualifications (Design-Build Contract) continued

itemized construction stage general conditions costs, construction stage contingency percentage, construction stage design fee percentage, and design-build fee percentage. The short-listed candidates will also receive (i) form of the Agreement with the Contracting Authority containing the contract terms and conditions, (ii) set of the most recent criteria documents and (iii) proposed Project schedule.

Pre-Proposal Meeting: Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority/Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Contracting Authority/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/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	10/07/16
RFP issued to the Short-Listed Firms	10/25/16
Pre-Proposal Meeting at OSU East Cafeteria	10/28/16
Interviews	11/22/16
Selection of DB	12/01/16

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 firms are required to address their BIM project delivery experience and how they will implement Building Information Modeling ("BIM") on the project by documenting:

- The ability for the entire team to effectively collaborate and share models and data.
- Each discipline model manager and their relevant experience.
- How you support a subcontractor that does not have sufficient BIM experience to meet the above expectations.

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

The **EDGE Participation Statement of Intent to Contract and Perform** from Section H. Additional Information must also be submitted. For all Statements of Qualifications, please identify the EDGE-certified Business Enterprises, by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

G. Submittal Instructions

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

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

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

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

Request for Qualifications (Design-Build Contract) continued

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

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

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. 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, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Design-Build Selection Rating Form

State of Standard Forms and Documents

Project Name UH East Courtyard Retaining Wall Proposer Firm _____
 Project Number OSU-150703 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$200,000	5	
	\$200,000 to \$1,000,000	2	
	More than \$1,000,000	0	
2. Primary Qualifications (Maximum 35 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 25
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to coordinate construction documents and develop accurate estimates and schedules	0 - 5	
d. Construction administration staff	Experience / ability of field representatives to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 15 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 10	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	0	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED*** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	

* Must be comprised of consulting firm(s) and NOT the lead firm
 ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and DB's Contingency
 *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute

Subtotal	
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Notes:

Evaluator:

Name _____

Signature _____ Date _____

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents

Administration of Project: School District Board + OFCC

Project Name	<u>Lancaster City School District - CFAP Segment #1 (2 New Jr. High Schools)</u>	Response Deadline	<u>Nov. 1, 2016</u>	<u>4:00 P.M. local time</u>
Project Location	<u>345 East Mulberry St.</u>	Project Number	<u>SFC-170406</u>	
City / County	<u>Lancaster / Fairfield</u>	Project Manager	<u>Stacey Thomas</u>	
Owner	<u>Lancaster City School District</u>	Contracting Authority	<u>School District Board + OFCC</u>	
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>None</u>	
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested (PDF)	<u>1</u>	

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

Submit all questions regarding this RFQ in writing to Jill Hoobler at 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 Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

Build two new 104,280 square foot Jr. High Schools to house students in grades 6-8.

Both buildings will be located on new sites. There is a possibility of the two buildings being prototypes and/or very similar in design, depending upon the chosen sites.

The District may include a locally funded initiative (LFI) budget for additional square footage, building upgrades/enhancements, auditorium space, and additional earthwork for football field, track, baseball and softball fields, etc. As the LFI scope has not been determined at the time of this RFQ, CMR services for any LFI's will be added via amendment.

A Project Agreement between the District and the OFFC is anticipated to be executed in late September 2016.

It is anticipated that the new buildings will be completed no later than April 30, 2020.

Professional design services are being acquired by the Contracting Authority under a separate contract.

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

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

B. Scope of Services

The selected Construction Manager at Risk ("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: create the drawdown schedule and provide quarterly updates, assist the architect in financial tracking, provide constructability review comments on documents produced by the A/E during the Schematic Design, Design Development, GMP Document, 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 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>.

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents

The preconstruction and construction services are generally described below. Subcontracts including but not limited to Plumbing, Fire Protection, HVAC, Electrical and AV/Technology will be awarded by the CM to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority 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, schedule development, estimate development, Guaranteed Maximum Price (GMP) proposal, subcontractor prequalification and bidding, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at the 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 incomplete design elements and the A/E's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). Contingent upon the Contracting Authority's approval of the GMP, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). If the proposed Contract Sum exceeds the Project Budget established for construction, then the Contracting Authority may terminate the agreement with the CM and seek proposals from other firms 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 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 supplemental 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. Project Delivery Method (MP, GC, CMR, DB)
2. Role on Project (CMA, OA, CMR, DB, GC, Trade)
3. LEED Status (Reg., Cert., Silv., Gold, Plat.)
4. Academic Facility
5. K-12 Facility Type (Elem., Middle, High, CT, Combination)
6. New Construction or Renovation (New, Reno.)
7. Ohio Capital Improvement Process (State of Ohio Contracts/OAKS CI)
8. GMP Preparation/Negotiations
9. Management of full realm of subcontractors, including MEPT's
10. Estimate Reconciliation with Architect/Engineers

For scope items 1, 2, 3, 5, and 6 listed above, insert one of the noted abbreviations in the Relevant Project Experience Matrix instead of using an "x" when applicable to one of the 10 Example Projects.

C. Funding / Estimated Budget

Total Project Cost	<u>\$46,917,134 (2 Jr. High Schools only)</u>	State Funding	<u>\$21,112,711 (2 Jr High Schools only)</u>
Construction Cost	<u>\$40,981,720 (2 Jr. High Schools only)</u>	Other Funding	<u>\$25,804,423 (2 Jr High Schools only)</u>

D. Anticipated Schedule

CM Preconstruction Services Start	<u>03 / 17</u>
Construction Stage Notice to Proceed	<u>05 / 18</u>
Substantial Completion of all Work	<u>04 / 20</u>
CM Services Completed	<u>08 / 20</u>

E. EDGE Participation Goal

Percent of the CM's total compensation excluding CM's Contingency*	<u>5.0%</u>
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*Preconstruction Stage Compensation plus Contract Sum minus CM's Contingency

F. Evaluation Criteria for Selection

Request for Qualifications (CM at Risk Contract) continued

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

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

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

Pre-Proposal Meeting: Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority and/or Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Contracting Authority and/or 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 Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance with the timetable, budget and EDGE expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

Selection Schedule: Tentative schedule is subject to change.

RFP issued to the Short-Listed Firms	11/25/16
Interviews	02/13/17
Selection of CM	02/20/17

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.

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>.

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

Request for Qualifications (CM at Risk Contract) continued

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

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

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

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

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. 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, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

CM at Risk Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Lancaster City Schools - (2) New Jr. High Schools Proposer Firm _____
 Project Number SFC-170406 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$20,000,000	5	
	\$20,000,000 to \$50,000,000	2	
	More than \$50,000,000	0	
2. Primary Qualifications (Maximum 40 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 30
b. Project administration lead	Experience / ability to effectively administer project controls and processes	0 - 5	
c. Technical staff	Experience / ability of technical staff to develop accurate estimates and schedules	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 15	
3. Key Consultant Qualifications (Maximum 10 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 5	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 3 sample projects	1	Max = 3
	3 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED*** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 4 projects	2 - 3	
	More than 4 projects	4 - 5	
* Must be comprised of consulting firm(s) and NOT the lead firm ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and CM's Contingency *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>EGCC Student Success Center</u>	Response Deadline	<u>10/14/2016</u>	<u>4:00 pm</u>	local time
Project Location	<u>Eastern Gateway Community College</u>	Project Number	<u>JTC-160003</u>		
City / County	<u>Steubenville / Jefferson</u>	Project Manager	<u>John O'Brien</u>		
Owner	<u>Eastern Gateway Community College</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>General Contracting</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>3</u>	No. of electronic copies requested (PDF)	<u>1</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to James McGrail, Director Business Services at Eastern Gateway Community College, 4000 Sunset Blvd. Room 2627A, Steubenville Ohio 43952. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to John O'Brien at jobrien@egcc.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The existing Main Academic Building of the Eastern Gateway Community College contains approximately 170,000 GSF. The original building was constructed in 1968 and has added several additions over the years.

The intended purpose of this project to transform the computer wing of the EGCC Jefferson Campus into a Student Success Center. The Student Success Center will provide a one stop location where prospective and existing students can come to access all necessary student support services from enrollment thru graduation and everything in between to support student success. Additionally, a new exterior entrance into the renovated space, complete w/ hardscape and landscape will create a vibrant and welcoming environment for new and existing students / visitors.

The project will relocate the existing computer classrooms to an alternate location within the building designated by the college. The classrooms receiving the relocated computer classrooms shall be renovated with required utilities and finishes. The existing student registration, student counseling and placement testing center shall be temporarily relocated during renovation.

The college's primary data servers are currently located in the middle of the proposed renovation. The State of Ohio Task Force on Affordability and Efficiency is requiring institutions to move their primary or disaster recovery data centers to the State of Ohio Computer Center. The college would like the selected A/E to analyze and recommend a cost effective solution to relocate the primary data servers. If recommendation is to keep primary data center on campus, it will need to be relocated to an adjacent perimeter location to make room for the Student Success Center. The new server location should be complete with additional cooling and the existing server housing should be removed. Coordination of data center relocation is within the scope of this project.

The approximate 8,000 s.f. of vacated area will accommodate the Student Success Center Renovation. The renovation shall be complete with new furniture and soft seating. Install device outlets and charging stations. Create an inviting atmosphere where students will want to be and provide a memorable first impression to visitors and future students. Improvements include new flooring, new wall treatments, enhanced interior lighting, and student/staff amenities (i.e. plug and play counter for Wi-Fi accessibility, coffee stand, and several large format televisions for information / entertainment). The perimeter areas of the Student Success Center will be renovated to accommodate student support service possibly including Bookstore / Convenience Store, Enrollment Services, Placement Testing, Financial Aid, Tutoring, Career Services, and other service departments designated by the college. The A/E will be responsible to prepare a Program of Requirements within the base fee. The above listed shall be used as a guideline.

As part of this project, Wifi access shall be distributed throughout the entire campus. Additionally, a review of server equipment and necessary server equipment upgrades.

The anticipated project delivery method for this project is General Contracting

Request for Qualifications (Architect / Engineer) continued

State Prevailing Wage requirements apply to this project

B. Scope of Services

This project includes programming for the Student Success Center renovations, including review of existing facilities / archived drawings, programming meetings with a variety of student services disciplines, and development of various concepts of design. The deliverable for this effort will be a complete program, preliminary design concepts and project cost projections inclusive of construction and FF&E. Engineering for the central server relocation and coordination for minimal downtime is a critical part of this project. This effort should be led by an IT expert portion of the project team. Upon the College's acceptance of program, preliminary design concepts and project cost estimates, the A/E will proceed with Schematic Design, Design Development and Construction Documents. The A/E will also be required to assist the college in procuring FF&E via bidding or state term schedule.

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

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 of Requirements, Preliminary Concept Designs, Preliminary Concept Estimates, Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, Construction Administration, Post-Construction, FF&E Bid Documents 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 8 hours (excluding travel time) on-site construction administration services each week, including (1) attendance at progress meetings, (2) a written field report of each site visit, (3) on-site representation comprised of the A/E and its consultant staff involved in the primary design of the project, all having relevant and appropriate types of construction administration experience.

Please list all major scope services needed to complete the selection process for successful project delivery. The specific scope of services must state particular building types, functional design or specialized professional services required to evaluate the level of experience of each applicant firm (e.g. parking garage, kitchen design, correctional facility, medical facility). The scope of services should also define the types of basic and additional professional design and administration services necessary for the project (e.g. LEED credentials and experience, previous experience with local jurisdiction or similar sites, previous experience working with the State of Ohio, Building Information Modeling ("BIM") experience and training, specific BIM and Owner-defined requirements, level of development to be achieved within BIM models, BIM deliverables, and Owner's intended use of BIM models after construction). This information will be used by each applicant to populate the Relevant Project Experience Matrix in Section F of Form F110-330.

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. Higher Educational Planning & Design
2. Higher Education Student Services Planning & Design
3. IT Services Planning & Design (High Priority Criterion)
4. Design & Planning in a College Campus Context
5. FF&E Competitive Bidding Experience / STS Procurement
6. State of Ohio Capital Project Design & Bidding Experience
7. State of Ohio Capital Project Construction Administration Experience

C. Funding / Estimated Budget

Total Project Cost	<u>\$1,820,000</u>	State Funding	<u>\$1,820,000</u>
Construction Cost	<u>\$1,440,000</u>	Other Funding	<u>\$0</u>
Estimated A/E Fee	<u>8.0% to 9.0%</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the

Request for Qualifications (Architect / Engineer) continued

Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., creation of a Program of Requirements, extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Architectural</u>
Secondary	<u>IT Planning & Design</u>
	<u>MEP Engineering</u>
	<u>FF&E</u>
	<u>Landscape</u>
	<u> </u>
	<u> </u>
Others	<u>Other Discipline(s)</u>

E. Anticipated Schedule

Professional Services Start (mm/yy)	<u>01 / 2017</u>
Construction Stage Start (mm/yy)	<u>03 / 2018</u>
Construction Stage Completed (mm/yy)	<u>09 / 2018</u>
Professional Services Completed (mm/yy)	<u>10 / 2018</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>N/A</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.
- 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 primary prospective firm 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.

H. Submittal Instructions

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

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

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

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

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect/Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name EGCC Student Succes Center Proposer Firm _____
 Project Number JTC-16003 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 25 miles	5	
	25 miles to 50 miles	2	
	More than 50 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$50,000	2	
	\$50,000 to \$100,000	1	
	More than \$100,000	0	
c. Number of licensed professionals	Less than 5 professionals	1	Max = 3
	5 to 10 professionals	3	
	More 10 than professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One additional point for every 2 percent increase in professional services over the advertised EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 3 sample projects	1	Max = 3
	3 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 6 projects	0 - 1	
	6 to 9 projects	2 - 3	
	More than 9 projects	4 - 5	
		Subtotal	

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

Notes:

Evaluator:

Name _____

Signature _____ Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Ohio Facilities Construction Commission

Project Name	Rhodes Tower Building Envelope Renovation	Response Deadline	OCT 7, 2016	12:00 pm local time
Project Location	30 E Broad Street	Project Number	DAS-170001	
City / County	Columbus / Franklin	Project Manager	Ned Thiell	
Owner	Dept. of Administrative Services	Contracting Authority	OFCC	
Delivery Method	Construction Manager @ Risk	Prevailing Wages	State	
No. of paper copies requested (stapled, not bound)	0	No. of electronic copies requested via email (PDF)	1	

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

Please submit all questions regarding this RFQ in writing to Sarah Haight with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The Ohio Facilities Construction Commission (OFCC) intends to procure Architectural and Engineering (A/E) services to renovate the building envelope of the James A. Rhodes State Office Tower. The selected A/E firm will develop execution strategies to address building envelope issues as identified in the James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy report dated March 2015 and through the report's investigation and evaluation of the existing conditions of the Tower.

The study addressed the vertical envelope for structural stability, rain control, air control, heat control, vapor control, and finish. The study included a forensic investigation, analysis, and evaluation of the existing conditions. The study also provided an estimated probable cost of remediation.

Interested A/E firms should be able to demonstrate the ability and experience to develop solutions for a variety of building envelope issues including differential settlement and its impact on exterior cladding; water infiltration; lack of air barriers; lack of or outdated insulation; window/glazing assembly deterioration with replacement strategies; and coordination of design solutions with existing HVAC building systems. Experience should be specifically related to high rise office buildings in large urban environments.

The A/E firms will identify, in conjunction with the Construction Manager at Risk (CMR), phases of construction in order to expedite the project schedule and overall completion of the building envelope renovation. A/E may be involved in CMR selection and will be involved in GMP negotiations as construction phasing plans are developed with CMR.

The current Capital Budget funding for this project provides approximately 40% of the estimated probable total cost of remediation. An execution plan for the scopes of work, the areas of work with respect to tenants, environmental, and wildlife conditions will be crafted to address budget constraints. The execution plan will further provide a basis for continuation of this work as funding is made available in future capital bills. DAS intends to utilize the selected firm for this initial phase of work and may amend the A/E Agreement to include future phases of work as Capital Budget funding becomes available.

The James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy report dated March 2015 will be made available to the short listed firms.

B. Scope of Services

Upon award of the Agreement, commence by studying the James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy report dated March 2015, executing the Existing Conditions Investigation and its documentation, and developing the Plan of Execution. In addition, the A/E shall provide basic services including construction administration as described in the A/E Agreement for the initial phase of construction. Further phases of construction will be identified

Request for Qualifications (Architect / Engineer) continued

through the Plan of Execution and basic services including construction administration may be added as future funding is provided for those phases.

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

As required by the Agreement, and as properly authorized, provide the following categories of services: Program Verification, Schematic Design, Design Development, GMP Document Preparation, GMP Proposal and Amendment 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 40 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. Building envelope remediation including window systems replacement, exterior cladding, and water infiltration barrier assemblies.
2. Urban high-rise building experience.
3. Strategic Planning for similar project execution with respect to location, scope, and cost
4. Existing condition investigation and documentation experience of 750,000 sf or more floor area.
5. Construction Administration of phased, occupied renovations.
6. City of Columbus, or city of similar size, requirements for street and sidewalk closure experience.
7. Swing stage, rigging and gantry systems, fall restraints, self-rescue systems, roof mounted winch systems experience.
8. Swing space identification, tenant relocation coordination and communication experience.
9. Security restricted access experience

C. Funding / Estimated Budget

Total Project Cost	<u>\$19,250,000</u>	State Funding	<u>\$19,250,00 (Phase I)</u>
Construction Cost	<u>\$17,325,000</u>	Other Funding	<u>\$35,750,000 (Phase II)</u>
Estimated A/E Fee	<u>10% to 12%</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Architectural</u>
Secondary	<u>Structural Engineering</u>
	<u>MEP Engineering</u>
	<u>Building Envelope Specialists</u>
	<u>Construction Testing Services</u>
	<u>Roofing Specialists</u>
	<u>Building Commissioning</u>
Others	<u>Tenant (Space) Planning and Relocation</u>

E. Anticipated Schedule

Professional Services Start	<u>12 / 16</u>
CMxR Services Start	<u>03 / 17</u>
Phase I Construction Start	<u>01 / 18</u>
Phase I Substantial Completion	<u>04 / 19</u>
Phase I Professional Services Complete	<u>05 / 19</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

Request for Qualifications (Architect / Engineer) continued

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); especially with building envelope systems analysis and design in high rise office renovation environments.
- Relevant past work of prospective firm's proposed consultants.
- Past performance of prospective firm and its proposed consultants.
- Qualifications and experience of individuals directly involved with the project.
- Proposer's previous experience (numbers of projects, sizes of projects) when working with its proposed consultants.
- Specification writing credentials and experience.
- Experience and capabilities of creating or using Critical Path Method (CPM) schedules and of using CPM schedules as a project management resource.
- Approach to and success of using partnering and Alternative Dispute Resolution.
- Proximity of prospective firms to the project site.
- Proposer's apparent resources and capacity to meet the needs of this project.
- The selected A/E and all its consultants must have the capability to use the Internet within their normal business location(s) during normal business hours.

Interested A/E firms are required to submit the Commitment to Participate in the EDGE Business Assistance Program form in its Statement of Qualifications (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>.

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

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

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Rhodes Tower Building Envelope Renovation Proposer Firm _____
 Project Number DAS-170001 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 2 points)			
a. Proximity of firm to project site	Less than aa miles	5	0
	aa miles to bb miles	2	
	More than bb miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$1,000,000	2	
	\$1,000,000 to \$2,000,000	1	
	More than \$2,000,000	0	
c. Number of licensed professionals	Less than ee professionals	gg	Max = 3
	ee to ff professionals	hh	
	More than ff professionals	ii	
2. Primary Firm Qualifications (Maximum 35 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 25
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 5	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 9 points)			
a. Previous team collaboration	Less than 3 sample projects	1	Max = 7
	3 to 6 sample projects	4	
	More than 6 sample projects	7	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 34 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 5	
b. Experience with similar projects / delivery methods	Less than 4 projects	0 - 6	
	4 to 6 projects	7 - 12	
	More than 6 projects	13 - 18	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 6	
d. Knowledge of Ohio Capital Improvements process	Less than 2 projects	0 - 1	
	2 to 4 projects	2 - 3	
	More than 4 projects	4 - 5	
		Subtotal	

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

Notes:

Evaluator:

Name _____

Signature _____ Date _____

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name Rhodes Tower Renovation Project Number DAS-170001

Date posted: August 25, 2016

Date revised: August 31, 2016

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

1. Has the existing window washing equipment been certified, repaired/replaced and will it be available for the successful team's use for close-up investigative observations in connection with this work?
 - A. The system remains uncertified and is not anticipated to be used for this project.
2. If the previous answer is 'NO,' does the successful team need to provide its own means/methods for accessing the exterior walls of the 41-story structure?
 - A. It is not anticipated that the successful team will be required to access the exterior walls. The referenced report, James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy, is anticipated to provide most, if not all, of the basis information for this project, and/or provide sufficient direction.
3. Are accurate original A/E drawings and specifications available for the successful team's use as background drawings upon which to develop repair documentation?
 - A. Documentation held by the Department will be made available to the selected professional services provider. Verification, and documentation of current conditions, will be part of the professional service agreement with the State.
4. If the previous answer is "YES," will these existing documents be made available electronically for the successful team?
 - A. Yes.
5. Will there be a need for new furniture for the Rhodes Tower Renovation?
 - A. No FFE.
6. Who completed the James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy report?
 - A. Façade Forensics.
7. Will the scope of work associated with Project DAS-170001 be primarily focused on exterior façade/enclosure work?
 - A. The goal of DAS-170001 is to address the vertical envelope for structural stability, rain control, air control, heat control, vapor control, and finish as addressed in the report.
8. Will it include substantial MEP/FP upgrades?
 - A. Not a consideration at this time.
9. Will it include interior renovation?
 - A. No.

10. Do the \$16,405,700 Construction Cost represent 40% of the total projected cost, some of which will be done in subsequent phases or is the project funded at only 40% of the \$16,405,700?
 - A. The project, as addressed in the report, is funded at approximately 40% of the total funding required for both soft and hard costs.
11. Are there any sustainability / LEED goals or requirements?
 - A. As on any and all projects, the State is driven to have projects designed and constructed with best practices and solutions that support the goals and objectives of LEED sustainability. However, there are no requirements to achieve LEED certification or better on this project.
12. Please clarify how the successful team is expected to verify existing conditions without accessing the wall?
 - A. Verification and documentation of the current conditions is to address architectural modifications since the execution of the available documentation. Regarding the condition of the building envelope and its remediation, the referenced report, James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy, is anticipated to provide most, if not all, of the basis information for this project, and/or provide sufficient direction.
13. Based on the response to Question 2, does this mean that DAS will not pay for the Architect or Engineer of Record of the successful team to access the upper levels of the facade to verify existing conditions?
 - A. Correct, the referenced report, James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy, is anticipated to provide most, if not all, of the basis information for this project, and/or provide sufficient direction.
14. What is the intended scope of MPE work for this project?
 - A. The MPE scope of work will be limited to code compliance as required under the conditions of the building permit, and as necessary, permanent and temporary modifications to facilitate the remediation of the vertical building envelope.

Please see page 3 for Q&A from Reposted RFQ

Project Name Rhodes Tower Renovation Repost Questions Project Number DAS-170001

Date posted: **September 21, 2016**

Date revised: **September 23, 2016**

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

1. Please explain why this project was reposted? The previous response was due on September 7, 2016.
 - A. Preliminary review of the submitted Statement of Qualifications indicated the Request for Qualifications required revision to better clarify the services required, the expectations of the Owner for project execution, and to restructure the anticipated schedule to provide more appropriate durations for tasks and to revise the anticipated incorporation of the Construction Manager at Risk services into the project.
2. In Item 1, of the Selection Rating form the mileage is not filled in. The Rating Form has "less than aa miles", "aa miles to bb miles" and "More than bb miles" the same is shown in the number of licensed professionals. Are these typos or is this information not relevant due to the specialized nature of this project?
 - A. This information is not considered relevant to the project's selected service provider, and therefore will not be scored. Note a zero (0) has been pre-entered.
3. The Reposted RFQ retains the original Project Number DAS-170001, but the Selection Rating Form Project Number is DAS-170001r. Please confirm responses to the new RFQ should reference Project Number DAS-170001r.
 - A. The Project Number is exactly the same DAS-170001. What sets this apart from the previous RFQ is the publish date and the response deadline. The Selection Rating Form has been corrected.
4. Are we permitted to validate the scope of the repairs listed in the James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy report dated March 2015?
 - A. Professional due diligence and level of professional care to the State of Ohio directs the selected firm for these services to corroborate the scope of repairs, and identify any and all deviance therefrom.
5. Has an environmental assessment been performed on the exterior of the building, specifically the windows? Has the caulking and glazing been tested for asbestos or Lead Paint issues?
 - A. No, an environmental assessment has not been performed for the sole purpose of testing for asbestos or lead paint. However, the James A. Rhodes State Office Tower Vertical Envelope Investigation & Remedy Report, dated March 2015, carefully assessed the materials used, including caulking, sealants, glazing gaskets and insulation. The report did not indicate any concern for asbestos or lead paint issues. The report did indicate the insulation as fiberglass semi-rigid board insulation, and the sealants as polyurethane, and silicone.
6. Will the firm that prepared the Investigation & Remedy report be allowed to submit a proposal for this project?
 - A. Yes, their services have concluded.

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Alumni Center (New Building)</u>	Response Deadline	<u>10/18/2016</u>	<u>2:00 PM</u>	local time
Project Location	<u>Calhoun Street, YMCA Site, West Campus</u>	Project Number	<u>UCN-16094B</u>		
City / County	<u>Cincinnati / Hamilton</u>	Project Manager	<u>Dale Beeler</u>		
Owner	<u>University of Cincinnati</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>4</u>	No. of electronic copies requested (PDF)	<u>1</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Dale Beeler at Planning + Design + Construction, University Hall 6th Floor, 51 Goodman Drive, PO Box 210186, Cincinnati, Ohio 45221-0186
See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Dale Beeler at dale.beeler@uc.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

An existing West Campus building, the Russell C. Myers Alumni Center, will be razed in 2017 for construction of the Lindner College of Business. A temporary home for the displaced UC Alumni Association is being prepared off-campus under a separate project. The UC Alumni Association is a private partner of the University in service to alumni engagement and fund raising, and represents a growing membership approaching 300,000. This project is for a new, approximately 30,000 gross-square-foot central facility for the UCAA. The preliminary program includes conditioned space for welcome and guest service functions; archival and historical property of the UCAA; meetings, events, catering and other event support functions; and staff offices. Outdoor programmable event space and digital and interactive media, both indoors and out, are also project requirements.

This RFQ addresses the solicitation of a Design Architect (DA) for the design and construction of the permanent, on-campus home for the UC Alumni Association. UC is seeking a nationally recognized design firm to provide programming and design services for a unique, new Alumni Center potentially utilizing all, some, or none of the historic YMCA building located on the southern edge of the West Campus. At a minimum, it is desired to preserve street-facing portions of this vacant, deteriorated Collegiate Gothic edifice fronting upon the revitalized Calhoun Street business district. Multilevel open parking decks/event spaces, aligned with Calhoun Street, will also be constructed as part of this project. The estimated budget for this new/renovated facility, with parking and retaining walls, is \$30,000,000. The minimum size of the facility is targeted at 30,000 SF of enclosed program space.

B. Scope of Services

As required by the Agreement, and as properly authorized, provide the following categories of services:
Program Verification and Schematic Design and Cost Estimating.

At the completion of Schematic Design, and contingent upon Board of Trustees approval, the remainder of the AoR team will be selected via the RFQ process and contracted with UC for the following services: Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, Construction Administration, Post-Construction, and Additional Services of all types.

UC desires the continued involvement of the Design Architect throughout the duration of the project. The DA position would be contracted through the Architect of Record for all remaining phases.

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>.

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

1. Qualifications and experience with office and event centers similar to the UC Alumni Center.
2. Qualifications and experience with historical building preservation and adaptive reuse.
3. Qualifications and experience with below-grade parking structures, podium substructures.
4. Qualifications and experience with new construction in historic, urban environments.
5. Recent recognitions/awards for high-quality adaptive reuse, planning and design solutions and nationally recognized innovative design work.
6. Qualifications and experience developing creative, flexible, cost-effective, interior and exterior gathering/meeting spaces.

C. Funding / Estimated Budget

Total Project Cost	<u>\$30,000,000</u>	State Funding	<u>\$0.00</u>
Construction Cost	<u>\$22,000,000</u>	Other Funding	<u>\$30,000,000</u>
Estimated A/E Fee	<u>9.0% to 11.0%</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Architecture</u>
Secondary	<u>Structural Engineering Concept Design</u>
	<u>MEP Engineering Concept Design</u>
	<u>Cost Estimating</u>
Others	

E. Anticipated Schedule

Professional Services Start	<u>12 / 16</u>
Construction Notice to Proceed	<u>tbd</u>
Substantial Completion of all Work	<u>tbd</u>
Professional Services Completed	<u>12 / 19</u>

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL A/E Fee	<u>5.0%</u>
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NOTE: The primary A/E shall be (1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to 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

- Previous experience compatible or comparable with the proposed project (e.g., type, size).
- Demonstrated ability to meet Owner's programmed project vision, scope, budget on previous projects
- Demonstrated creative, innovative outside-the-box design history and capabilities.
- 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.
- Demonstrated ability to work in successful DA/AOR teaming environments.
- Demonstrated propensity for success with non-traditional building typologies.
- Proposer's apparent resources, enthusiasm and capacity to meet the needs of this unique project.
- Demonstrated skills to work successfully with architectural review boards/committees.

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>.

Requisite EDGE design team participation goals of 5% will be required for the total design team when fully assembled.

H. Submittal Instructions

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

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

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

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

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Alumni Center (New Building) Proposer Firm _____
 Project Number UCN-16094B City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 150 miles	5	
	150 miles to 300 miles	2	
	More than 300 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$1,000,000	2	
	\$1,000,000 to \$5,000,000	1	
	More than \$5,000,000	0	
c. Number of licensed professionals	Less than 10 professionals	3	Max = 3
	10 to 20 professionals	3	
	More than 20 professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 20	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 0	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 0	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 4 projects	0 - 3	
	4 to 8 projects	4 - 6	
	More than 8 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 2 projects	0 - 1	
	2 to 4 projects	2 - 3	
	More than 4 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Planning Services)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>UC Libraries Master Plan Study</u>	Response Deadline	<u>10/27/2016</u>	<u>2:00 PM</u>	local time
Project Location	<u>University of Cincinnati, Uptown Campus</u>	Project Number	<u>UCN-16164A</u>		
City / County	<u>Cincinnati / Hamilton</u>	Project Manager	<u>Beth McGrew</u>		
Owner	<u>University of Cincinnati</u>	Contracting Authority	<u>Local Higher Education</u>		
No. of paper copies requested (stapled, not bound)	<u>Six</u>	No. of electronic copies requested (PDF)	<u>One</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Beth McGrew at Planning + Design + Construction, University Hall, 51 Goodman Drive, Suite 600, Cincinnati, Ohio 45221. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Mary Beth McGrew at mcgrewm@uc.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

The University of Cincinnati will engage a consultant to develop a Report that will outline the physical implementation of the University of Cincinnati Libraries' (UC Libraries) strategic plan. The need for the Report is driven by University aspirations to transform UC Libraries in support of University and State of Ohio goals, and to respond to the changing needs of students and faculty and the methods by which they interact with library resources. The Report will refine the vision set by UC Libraries in their strategic plan, and will be used to set a path for services and for the prioritization of known and potentially yet-to-be-identified facility improvements for the UC Libraries for the next ten to twenty years. The Report will be used by the University to inform physical planning and capital improvement recommendations that advance the Libraries' mission in service to the comprehensive education and research goals of the University; and at the University's discretion may be used in a UC Libraries Master Plan document that it may elect to separately-assemble.

UC Libraries is a centrally-administered system of holdings and services that include a main library (Walter C. Langsam Library) and several separately-housed on-campus libraries that serve specific academic programs:

Name	Principle Program(s) Served	Collection Location (Building)	Library ASF *
Walter C. Langsam Library	All / University-Wide	Langsam	284,517
Archives & Rare Books Library	All / University-Wide	Blegen	22,567
Ralph E. Oesper Chemistry-Biology Library	College of Arts & Sciences	Rieveschl	8,433
John Miller Burnam Classical Library	College of Arts & Sciences	Blegen	21,840
Geology-Mathematics-Physics Library	College of Arts & Sciences	Braunstein	18,851
Albino Gorno Memorial Music Library	College-Conservatory of Music	Blegen	9,946
College of Engineering & Applied Science (CEAS) Library	CEAS	Baldwin	12,522
Robert A. Deshon & Karl J. Schlachter Library	College of Design, Architecture, Art, & Planning	DAAP	12,042
College of Education, Criminal Justice and Human Services (CECH) Library	CECH	Teachers College	12,716
Donald C. Harrison Health Sciences Library, & the Henry Winkler Center for the History of the Health Professions	College of Medicine	Medical Sciences Building	44,053
Total SF			447,487

* Assignable square feet for the 2011-2012 academic year is shown.

Three other libraries at the University of Cincinnati are separately-administered by the colleges of Law, UC Blue Ash, and UC Clermont. These three collaborate with UC Libraries on collections and services, trends and policy. A founding member of the Association of Research Libraries in 1932, and maintaining a number of regional and state-wide library partnerships, the University of Cincinnati Libraries today maintains over 4.4 million volumes, 1.4 million e-books, and is central to the success of the widely-diverse array of teaching, research, and community engagement needs of most of the

Request for Qualifications (Planning Services) continued

University's 45,000 students, its faculty and staff, and the greater Cincinnati area. UC Libraries also utilizes the Southwest Ohio Regional Depository (SWORD) site off-campus for storage and retrieval of collection holdings. Libraries in higher education and research institutions face a rapidly-changing technological and service landscape, and an ever-evolving role of what it means to be a library. Every campus and institution is uniquely-positioned to respond to these issues; and the UC Libraries master plan will explore and identify concepts that respond to the specific needs and expectations that the University has of UC Libraries that, at-present, are articulated in initiatives embedded in its Strategic Plan:

1. Transform and generate new modes of inquiry, access, scholarship, and learning.
2. Transform the evolving role of the information professional.
3. Transform the concept and use of learning spaces managed by the library.
4. Transform library research collections and enable new modes of scholarship.

B. Scope of Services

To be articulated in the Agreement, the Consultant shall provide the following services. While the University might consider modifications to or alternative approaches, as a minimum the Consultants shall provide the following.

1. **Become familiar with and incorporate University-provided information about UC Libraries'** current locations, holdings and services, and its mission, vision, and goals and those of the institution. Information includes but is not limited to:
 - a. Existing floor plans and space data; library operational and organizational data such as volume types and counts, gate counts, staffing list, organization charts, service descriptions, etc.; and mission, vision, goals and strategic plan information.
 - b. Enrollment projections for the university and by college.
 - c. Existing UC Libraries' user research or surveys where available.
 - d. List of current committed and planned capital improvement and renovation projects.
 - e. List of aspirant and competitive peer libraries and higher education institutions.
 - f. General walk-through with a representative of UC Libraries and the Office of Planning+Design+Construction of UC Libraries' 10 Uptown locations.
 - g. A walk-through of the three partner library locations at Law, UC Blue Ash, and UC Clermont will be conducted by the Dean of UC Libraries in coordination with the respective deans of each college.
2. **Become familiar with and incorporate information provided by UC that will be performed by others** including but not limited to facility condition assessments and building code analyses.
3. **Conduct Operational Interviews** with designated staff having assigned operational responsibility for each of UC Libraries' 10 Uptown locations and 3 partner locations, and to become more familiar with current practices and with Library needs from a staff perspective.
4. **Conduct Benchmark Research** of peer libraries, with findings that include volumes-to-space, services offered, operating structure, and other metrics that the Consultant might recommend.
5. **Report of Trends** in higher education research libraries.
6. **Conduct Mission / Visioning / Goals sessions**, including interviews with representatives of:
 - a. Offices of the Provost and Student Affairs, & the Dean of UC Libraries
 - b. Head librarians of each separate library locations
 - c. Deans of the College of Arts and Sciences, the Graduate School, Engineering, CCM, DAAP, and the College of Medicine, the University Archivist, CECH.
 - d. User groups: faculty, undergraduate, and graduate students.
 - e. Information about the libraries at Law, UC Clermont, & UC Blue Ash will be provided strictly through the dean of UC Libraries.
7. **Conduct User Survey/Research.** Test more broadly the principle observations from the mission and visioning sessions. With the UC Libraries master plan team, review the proposed methodology and develop invitation to participate, and a test survey. Assemble, analyze, and report on the results including participation rate and both demographics & theme-based observations.
8. **Conduct a Facilities Utilization & Space Needs Assessment**, including projections based upon enrollments and UC Libraries' vision and goals, and upon appropriate space standards recommended by the Consultant for each library.

Request for Qualifications (Planning Services) continued

9. Assemble Preliminary Recommended Library Master Plan Program Goals & Concepts.

10. Attend UC Libraries Master Plan Team Meetings and Present information:

- a. **Meeting #1** - Kick-Off Meeting with UC Libraries Master Plan Team. Includes review of Work Plan approved by the University.
- b. **Meeting #2** - Preliminary Findings & Test of Observations. Present findings, including benchmark comparisons, outline of trends, themes & goals from mission and visioning sessions. Answer questions and participate in discussion. Present and obtain approval of proposed user survey / research method.
- c. **Meeting #3** - Outcomes & Preliminary Program Concept Recommendations. Present findings and recommended concepts to address long-term Libraries program needs.
- d. **Meeting #4** - Present Final Report

DELIVERABLES

Provide written document with supporting information and graphics, including:

1. **Preliminary Findings Report**, in PDF form. A summary Power Point document is preferred for presentation purposes.
2. **Outcomes Report and Preliminary Program Recommendations**, in PDF form. A summary Power Point document is preferred for presentation purposes.
3. **Final Report and Presentation**, in PDF and Word form. Present an Executive Summary and key information details in a Power Point document. Consultant's final report shall include participants, methodology, studies and supporting data, observations, recommendations, and supporting drawings and illustrations. Plan information developed through a Consultants' proprietary means may be submitted in a form to be determined in consultation by the Sr. Associate Vice President for Planning+Design+Construction and the Dean of UC Libraries.

WORK METHODS

All responses to this RFQ must include a proposed preliminary Project Work Plan, including a schedule and a time-line for incorporating university-provided information and the work of others; description of processes, methods, and metrics; suggested list of University roles or participants that the respondent might recommend be included in the study; and deliverables. The University reserves the right to make the final determination of all study participants and deliverables. All Consultant communications for the study will be through the Senior Associate Vice President for Planning+Design+Construction and/or a designee. Respondents planning to utilize analytical tools or data to perform any portion of the work that are or their own proprietary making are asked to please clarify their intent to utilize such in their response to this RFQ.

The selected Consultant, as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the Owner and/or Contracting Authority the following, the cost breakdown of the Agreement detailed cost components; and will submit a proposed final work plan including methods and schedule, study participants to address the Owner's project requirements, deliverables, and communications methods to be used in the execution of the work.

OTHER

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>. 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. Library Facility Planning & Programming for Higher Education Research Institutions
2. Instructional and Library Technology
3. Benchmark Research
4. Higher Education Library Trends Research / Expertise
5. Facility Utilization & Space Needs Assessments
6. Mission, Vision, & Goal Identification Facilitation
7. Focus Group & Interview Facilitation
8. Survey-Based Research
9. Review of Ohio Building Code for Public Higher Education Library Facilities

Request for Qualifications (Planning Services)

State of Ohio Standard Forms and Documents

C. Funding / Estimated Budget

Total Project Cost	\$150,000	State Funding	\$0
		Other Funding	\$150,000

D. Services Required (see note below)

Primary	Library Facilities Planning
Secondary	Architecture / Space Planning
	Library Technology
	Audio / Visual & Information Technology
	Public Higher Ed Library Code Consulting
Others	N/A

E. Anticipated Schedule

Planning Services Start	09 / 15 / 2016
Planning Services Completed	09 / 15 / 2017

F. EDGE Participation Goal

Percent of <i>initial</i> TOTAL Planning Fee	0%
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G. Evaluation Criteria for Selection

- Demonstrated ability to meet Owner's budget and schedule on previous projects.
- Previous experience compatible with the proposed project (e.g., type, size).
- Relevant past work of prospective firm's proposed consultants.
- Past performance of prospective firm and its proposed consultants.
- Qualifications and experience of individuals directly involved with the project.
- Proposer's previous experience (numbers of projects, sizes of projects) when working with its proposed consultants.
- Proximity of prospective firms to the project site.
- Proposer's apparent resources and capacity to meet the needs of this project.
- The selected firm and all its consultants must have the capability to use the Internet within their normal business location(s) during normal business hours.

H. Submittal Instructions

Consultants shall NOT, under any circumstance, contact UC Libraries or their partner libraries. All inquiries are to be directed strictly to the Project Contact.

Short-listed firms will have an opportunity to walk through the library facilities prior to interviewing.

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

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

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

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

Firms are requested to identify professional registrations, memberships, and 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.

Planning Services Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name UC Libraries Master Plan Study Proposer Firm _____
 Project Number Project Number City, State, Zip _____

Selection Criteria		Value	Score
1. Firm Location, Workload and Size (Maximum 15 points)			
a. Proximity of firm to project site	Less than 150 miles	5	
	150 to 300 miles	2	
	More than 300 miles	0	
b. Amount of fees awarded by Contracting Authority	Less than \$1,000,000	5	
	\$1,000,000 to \$2,000,000	2	
	More than \$2,000,000	0	
c. Number of relevant professionals	Less than 3 planning professionals	3	Max = 5
	3 to 6 planning professionals	4	
	More than 6 planning professionals	5	
2. Primary Qualifications (Maximum 30 points)			
a. Master planning lead	Experience / ability of lead master planner to manage visioning / capital improvement plans	0 - 10	
b. Assessment lead	Experience / ability of lead to manage assessors of various disciplines	0 - 5	Max = 20
c. Planning staff	Experience / ability of planning staff to develop long range master plans	0 - 10	
d. Technical staff	Experience / ability of assessors to accurately collect data and evaluate systems and components	0 - 5	
3. Sub-Consultant Qualifications (Maximum 10 points)			
Key discipline leads	Experience / ability of all key discipline leads to effectively perform the services	0 - 10	
4. Project Team Qualifications (Maximum 15 points)			
a. Previous team collaboration	Less than 3 projects (Low)	0	Max = 5
	3 to 6 projects (Average)	2	
	More than 6 projects (High)	5	
b. LEED* Registered / Certified consultant participation	No projects	0	Max = 5
	Registered	2	
	Certified	5	
c. Team Organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
5. Overall Project Team Experience (Maximum 30 points)			
a. Criteria development and prioritization	Performance in establishing owner criteria for capital improvement plans	0 - 10	
b. Experience with similar planning projects	Less than 5 projects (Low)	0 - 3	
	5 to 9 projects (Average)	4 - 6	
	More than 9 projects (High)	7 - 10	
c. Past performance	Level of performance as indicated by past evaluations / letters of reference	0 - 10	
		Subtotal	

* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council

Notes:

Evaluator:

Name _____

Signature _____ Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Agency

Project Name	Statewide Environmental Technical Assistance FY17-18	Response Deadline	10/21/2016	4:00 PM	local time
Project Location	Various	Project Number	DNR-170014		
City / County	Various / Various	Project Manager	Troy Psurny		
Owner	Ohio Department of Natural Resources	Contracting Authority	Local Agency		
Delivery Method	General Contracting	Prevailing Wages	State		
No. of paper copies requested (stapled, not bound)	0	No. of electronic copies requested (PDF)	2		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Jackie Heiter at 2045 Morse Road, Bldg. E-3, Columbus, Ohio 43229. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Jackie Heiter at Jacqueline.Heiter@dnr.state.oh.us with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

Professional engineering and administration services are required to provide technical support, on an as needed basis, for various projects or assessments at Ohio Department of Natural Resources (ODNR) facilities statewide. While a specific scope of work has not yet been defined for this contract, it is anticipated that individual projects may involve: investigative analyses and reporting; soil and groundwater sampling; design, bidding, and construction administration for environmental remediation projects; and design and construction administration of replacement fuel storage systems that meet current regulations and code. The selected consultant shall communicate and coordinate with regulatory agencies, in compliance with all applicable laws and rules, obtain all necessary permits, and perform construction administration. Anticipated work tasks for each project may include:

- On-site evaluation and meetings with facility staff to assess scope of work for individual projects.
- Preparation of inspection reports or assessment with
- Assessment, design, and construction administration of fuel storage system upgrades or replacement.
- Hazardous Materials assessments, design and construction administration of remediation projects, i.e. asbestos, lead, PCBs and mercury.

B. Scope of Services

While specific projects and scopes of work have not been identified at this time, the selected consultant(s) will be retained through a specific time period (approximately two years); projects and deliverables will be determined on an as needed basis from deficiencies noted by facility managers during maintenance or from prior inspections. Fees for each assigned task will be based on an hourly fee schedule to be negotiated as part of the contract.

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

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

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

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

Request for Qualifications (Architect / Engineer) continued

- 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>.

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

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

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

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Statewide Environmental Technical Assistance Proposer Firm _____
 Project Number FY17-18 _____
DNR-170014 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 100 miles	5	
	100 miles to 150 miles	2	
	More than 150 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$100,000	2	
	\$100,000 to \$200,000	1	
	More than \$200,000	0	
c. Number of licensed professionals	Less than 10 professionals	3	Max = 3
	10 to 20 professionals	2	
	More than 20 professionals	1	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 5	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 3 sample projects	1	Max = 3
	3 to 6 sample projects	2	
	More than 6 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 5 projects	0 - 3	
	5 to 8 projects	4 - 6	
	More than 8 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 5 projects	0 - 1	
	5 to 8 projects	2 - 3	
	More than 8 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Elevator Repairs and Replacements Phase 2</u>	Response Deadline	<u>10/17/2016</u>	<u>2:00 p.m.</u>	local time
Project Location	<u>OSU Main Campus</u>	Project Number	<u>OSU-160976</u>		
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Aldino Stazzone</u>		
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>General Contracting</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>2</u>	No. of electronic copies requested (PDF)		<u>1</u>	

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

Submit all questions regarding this RFQ in writing to Aldino Stazzone at stazzone.1@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

This project will upgrade, replace and modernize elevator systems at various campus buildings. Work shall include, but is not limited to upgrading and replacing elevator power systems, controller equipment and systems, elevator cars and machine room upgrades and bringing existing building elevators up to current ASME A.17.1 code requirements.

B. Scope of Services

The A/E shall have a qualified elevator consultant and a member of IAEC (International Association of Elevator Consultants) as part of their team. This consultant shall have specific experience with elevator construction, modernization, maintenance, model codes and standards, and expertise with local building codes, laws and regulations.

The elevator consultant shall have up to date knowledge of industry products and suppliers, the ability to design elevator systems, to specify components, to perform elevator bank traffic studies, to provide blueprint drawings for incorporation into contract bid packages, to provide maintenance audits, and to verify contract compliance.

The selected firm will provide the following scope of services:

- Preliminary Engineering services to include an assessment of existing elevator systems and prioritization of repairs with an opinion of probable costs.
- Measure of Actual Operating Performance vs. Recommended Standards
- Theoretical Traffic Analysis
- Itemized Deficiency Documentation
- Recommendations for Short- and Long-Term Modernization/Upgrading
- Modernization or Upgrading Recommendations with Cost Estimates
- Code Analysis and ADA Compliance
- Mechanical, Electrical and Structural Loads
- Specification and Contract Documents Design services
- Budget Estimates.
- Bidding and Award Support,
- Shop Drawing Review
- Site Visits, Punch List Evaluation, Final Acceptance and Close-Out
- Contractor Prequalification
- Feasibility Studies
- Evaluation of Overall Level of Maintenance
- Review of Mandated Testing Dates
- Preparation of a preliminary milestone schedules
- Interface with vertical transportation trades or disciplines to insure deliverables will be available when needed.
- Review of drawings/specifications/deliverables to assure project is on track
- Monitor schedules and review, approve/reject/negotiate change orders

Request for Qualifications (Architect / Engineer) continued

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.
- 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.
- 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
- 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.

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) Section H. Additional Information 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 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>.

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>.

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

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

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

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

Architect/Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Elevator Repairs and Replacements Proposer Firm _____
 Project Number OSU-160976 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$200,000	2	
	\$200,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	1	Max = 3
	2 to 10 professionals	2	
	More than 10 than professionals	3	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 5	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	1 - 15	
b. Proposed EDGE-certified Consultant participation*	One additional point for every 2 percent increase in professional services over the advertised EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the primary firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____

Request for Qualifications (Design-Build Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Ohio Facilities Construction Commission

Project Name	<u>Cadiz Mine Training Facility - Phase 2</u>	Response Deadline	<u>10/13/2016</u>	<u>1:00 PM</u>	local time
Project Location	<u>43024 Industrial Park Drive</u>	Project Number	<u>DNR-150031</u>		
City / County	<u>Cadiz / Harrison</u>	Project Manager	<u>Nathan Larger</u>		
Owner	<u>Department of Natural Resources</u>	Contracting Authority	<u>OFCC</u>		
Delivery Method	<u>Design-Build</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested via email (PDF)	<u>1</u>		

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

Please submit all questions regarding this RFQ in writing to **Sarah Haight** with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

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 Ohio Mine Safety Training Center in Cadiz, Ohio currently maintains staff offices and a training room suitable for approximately 60 miners in a nearby space.

The training center serves as one of three mine safety rescue stations, a mobile command center from which the Division can coordinate mine rescues for eight nearby underground coal mines in eastern Ohio. A mine safety rescue station houses the equipment that mine safety rescue teams use if they are called to assist in rescuing miners and fighting underground fires.

Phase 1 of the Mine Training Facility is currently underway.

The Ohio Department of Natural Resources, (ODNR), plans to build Phase 2 of the new Mine Safety Training Facility located at, 43024 Industrial Park Road, Cadiz, Ohio.

This project is to include the following:

- A facility for meeting rooms, office areas, restrooms, and classrooms.
- A facility for the Area Mine Rescue Station.
- A concrete pad for hose training, approximately 50 feet x 100 feet.
- Completion of the competition field, sitework, parking areas, signage, and site lighting.

The Guaranteed Max Price proposal is expected to be delivered 2 weeks after the completion of the Design Development stage.

Criteria AE's Role

OFCC is in the process of selecting an architect 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 to have the Criteria AE continue to advance the Criteria to a level consistent with a Program of Requirements.

B. Scope of Services

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

Request for Qualifications (Design-Build Contract) continued

and manage the Schematic Design, Design Development, Subcontractor Prequalification and Bidding process, Construction and Closeout stages.

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

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

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, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the DB, together with the Architect/Engineer of Record's ("AOR") detailed listing of any incomplete design elements and the AOR's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). Contingent upon the Contracting Authority's approval of the GMP, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). If the proposed Contract Sum exceeds the Project Budget established for construction, then the Contracting Authority may terminate the agreement with the DB and seek proposals from other firms for completion of the Project.

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

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. Project Delivery Method (MP, GC, CMR, DB)
2. Role on Project (CMA, OA, CMR, DB, GC, Trade)
3. Office Spaces & Buildings
4. Rescue Facilities (or similar)
5. OFCC as Contracting Authority
6. DNR as Owner
7. Experience Delivering GMP at 100% DD
8. Pre-Engineered Building Experience
9. Local Zoning Coordination
10. Design Coordination with DIC

C. Funding / Estimated Budget

Total Project Cost	<u>\$3,300,000.00</u>	State Funding	<u>\$2,500,000.00</u>
Construction Cost	<u>\$2,780,000.00</u>	Other Funding	<u>\$800,000.00</u>

D. Anticipated Schedule

DB Preconstruction Services Start	<u>03 / 17</u>
Construction Stage Notice to Proceed	<u>08 / 17</u>
Substantial Completion of all Work	<u>05 / 18</u>
DB Services Completed	<u>07 / 18</u>

E. EDGE Participation Goal

Percent of the DB's total compensation excluding DB's Contingency*	<u>5.0%</u>
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*Preconstruction Stage Compensation plus Contract Sum minus DB's Contingency

Request for Qualifications (Design-Build Contract)

State of Ohio Standard Forms and Documents

F. Evaluation Criteria for Selection

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

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

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

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

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

Selection Schedule: Tentative schedule is subject to change.

RFP issued to the Short-Listed Firms	11/04/2016
Interviews	12/19/2016
Selection of DB	12/23/2016

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

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

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

G. Submittal Instructions

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

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

Request for Qualifications (Design-Build Contract) continued

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

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

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

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. 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, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Design-Build Selection Rating Form

State of Standard Forms and Documents

Project Name Cadiz Mine Training Facility - Phase 2 Proposer Firm _____
 Project Number DNR-150031 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 100 miles	5	
	100 miles to 150 miles	2	
	More than 150 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$5,000,000	5	
	\$5,000,000 to \$10,000,000	2	
	More than \$10,000,000	0	
2. Primary Qualifications (Maximum 35 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 25
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 15	
c. Technical staff	Experience / ability of technical staff to coordinate construction documents and develop accurate estimates and schedules	0 - 5	
d. Construction administration staff	Experience / ability of field representatives to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 15 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 10	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	0	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED*** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 4 projects	0 - 3	
	4 to 6 projects	4 - 6	
	More than 7 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	

* Must be comprised of consulting firm(s) and NOT the lead firm
 ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and DB's Contingency
 *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute

Subtotal	
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Notes:

Evaluator:

Name _____

Signature _____ Date _____

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents

Administration of Project: School District Board + OFCC

Project Name	<u>Anna Local Schools</u>	Response Deadline	<u>10/27/16</u>	<u>1:00 pm</u> local time
Project Location	<u>Anna, OH</u>	Project Number	<u>SFC-160404</u>	
City / County	<u>Anna / Shelby</u>	Project Manager	<u>Anne Frost</u>	
Owner	<u>Anna Local Schools</u>	Contracting Authority	<u>School District Board + OFCC</u>	
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>None</u>	
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested (PDF)		<u>1</u>

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Jill Hoobler at jill.hoobler@ofcc.ohio.gov. See Section G of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Jill Hoobler at 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 Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

- Renovate existing Anna Elementary (66,783 s.f., K-5, 585-student) to house 389, pk-4 students.
- Renovate existing Anna High (126,316 s.f., 6-12, 686-student middle/high) to house 775, 4-12 students.
- Project agreement LFI's at elementary include: renovating 803 s.f. gymnasium, renovating 13,512 s.f. excess space.
- Project agreement LFI's at middle/high include: renovating 837 s.f. board office, renovating 3,986 s.f. auditorium.
- Anticipated optional LFI's will be for material upgrades and additional square footage.
- A project agreement between OFCC and the Anna Local Schools is currently being executed.

B. Scope of Services

The selected Construction Manager at Risk ("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 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 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>.

The preconstruction and construction services are generally described below. Subcontracts including but not limited to Plumbing, Fire Protection, HVAC, Electrical and AV/Technology will be awarded by the CM to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority 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, schedule development, estimate development, Guaranteed Maximum

Request for Qualifications (CM at Risk Contract) continued

Price (GMP) proposal, subcontractor prequalification and bidding, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at the 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 incomplete design elements and the A/E's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). Contingent upon the Contracting Authority's approval of the GMP, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). If the proposed Contract Sum exceeds the Project Budget established for construction, then the Contracting Authority may terminate the agreement with the CM and seek proposals from other firms 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 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 supplemental 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. Project Delivery Method (MP, GC, CMR, DB)
2. Role on Project (CMA, OA, CMR, DB, GC, Trade)
3. LEED Status (Reg., Cert., Silv., Gold, Plat.)
4. Renovation experience
5. Active construction in occupied spaces
6. OAKS-CI experience
7. OFCC projects

For scope items 1, 2 and 3 listed above, insert one of the noted abbreviations in the relevant project experience matrix instead of using an 'x' when applicable to the one of the 10 example projects.

C. Funding / Estimated Budget

Total Project Cost	<u>\$18,684,775 (not incl. optional LFI)</u>	State Funding	<u>\$8,704,954</u>
Construction Cost	<u>\$16,067,395</u>	Other Funding	<u>\$9,979,821</u>

D. Anticipated Schedule

CM Preconstruction Services Start	<u>01 / 17</u>
Construction Stage Notice to Proceed	<u>01 / 18</u>
Substantial Completion of all Work	<u>08 / 19</u>
CM Services Completed	<u>12 / 19</u>

E. EDGE Participation Goal

Percent of the CM's total compensation excluding CM's Contingency*	<u>5%</u>
*Preconstruction Stage Compensation plus Contract Sum minus CM's Contingency	

F. Evaluation Criteria for Selection

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

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

Request for Proposal: The short-listed firms shall be sent a Request for Proposal ("RFP") that will invite the firms to submit pricing proposals containing their proposed preconstruction stage compensation, construction stage personnel costs, itemized construction stage general conditions costs, construction stage contingency percentage, and construction stage fee percentage. The short-listed candidates will also receive (i) form of Agreement with the Contracting Authority

Request for Qualifications (CM at Risk Contract) continued

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

Pre-Proposal Meeting: Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority and/or Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Contracting Authority and/or 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 Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please be prepared to discuss with specificity the firm's capacity to conduct this work in compliance with the timetable, budget and EDGE expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

Selection Schedule: Tentative schedule is subject to change.

RFP issued to the Short-Listed Firms	November 18, 2016
Pre-proposal Q&A	November 30, 2016
RFP's due to OFCC	December 14, 2016
Interviews	January 11, 2017
Selection of CM	Mid-January 2017

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.

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>.

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

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

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

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

1. **Summary:** Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.

Request for Qualifications (CM at Risk Contract) continued

2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. 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, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

CM at Risk Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Anna Local Schools Proposer Firm _____
 Project Number SFC-160404 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$1,000,000	5	
	\$1,000,000 to \$5,000,000	2	
	More than \$5,000,000	0	
2. Primary Qualifications (Maximum 40 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 30
b. Project administration lead	Experience / ability to effectively administer project controls and processes	0 - 10	
c. Technical staff	Experience / ability of technical staff to develop accurate estimates and schedules	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 10 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 5	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED*** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 2 projects	0 - 3	
	2 to 4 projects	4 - 6	
	More than 4 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 2 projects	0 - 1	
	2 to 4 projects	2 - 3	
	More than 4 projects	4 - 5	
* Must be comprised of consulting firm(s) and NOT the lead firm ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and CM's Contingency *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name Anna Local SD Project Number SFC-170406

Date posted: 9/28/2016
Date revised: [If needed]

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

1. Would a foodservice consultant be precluded from bidding on the foodservice package if they served as a design consultant to the architect?
 - A. This would be a conflict of interest, so no, they would not be allowed to bid on a package.

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Marion-Morrill Hall 3rd Floor Renovation</u>	Response Deadline	<u>10/11/2016</u>	<u>2:00 p.m.</u> local time
Project Location	<u>OSU Marion Campus</u>	Project Number	<u>OSU-160892</u>	
City / County	<u>Marion / Marion</u>	Project Manager	<u>Rick Van Deusen</u>	
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>	
Delivery Method	<u>General Contracting</u>	Prevailing Wages	<u>State</u>	
No. of paper copies requested (stapled, not bound)	<u>3</u>	No. of electronic copies requested (PDF)	<u>1</u>	

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

Submit all questions regarding this RFQ in writing to Rick Van Deusen at van-deusen.2@osu.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

This project will renovate 14,488 ASF of existing space located on the third floor of Morrill Hall. Morrill Hall was built in 1968 and is located north/east of Maynard Hall. The scope of the project will include renovation of 28 faculty offices, main 3rd floor corridor, select science classrooms, and existing research labs and prep rooms will be replaced with offices and classrooms. The project scope will also include 3rd floor restroom improvements to meet ADA standards.

The Architect/Engineer ("A/E") will prepare the POR as an Additional Service.

It is assumed that hazardous materials are present in this building and will require abatement as a part of this project. A hazardous materials assessment of the entire building has already been completed.

B. Scope of Services

A majority of the classrooms and faculty offices located in Morrill Hall 3rd floor will be vacated once the New Marion Science and Engineering Building construction is completed and in use by Fall of 2017. The goal of the project is to renovate/repurpose existing Science Classrooms, labs and prep rooms to meet new academic goals for the university. Existing labs will be demoed and replaced with office and classroom spaces as they will not be needed when the new building comes on line.

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

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 per Exhibit A – A/E Terms and Conditions Article 7.2.6.

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>. The selected A/E will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted.

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

Request for Qualifications (Architect / Engineer) continued

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. Higher Education Science Classroom/Laboratory Building Renovation
2. State of Ohio Administered Project
3. Renovation of an occupied Academic Building requiring phasing planning

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Firm.

C. Funding / Estimated Budget

Total Project Cost	<u>\$1,850,000</u>	State Funding	<u>\$1,850,000</u>
Construction Cost	<u>\$1,300,000</u>	Other Funding	<u>\$0</u>
Estimated A/E Fee	<u>8.0% to 8.14%</u>		

NOTE: The A/E fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required (see note below)

Primary	<u>Architecture, MEP Engineering</u>
Secondary	<u>Structural Engineering</u>
	<u>Audio Visual Engineering</u>
	<u>Interior Design (for FF&E)</u>

The following services will be selected in consultation with the University: Hazardous Materials, Testing & Geotechnical Services

Others _____

E. Anticipated Schedule

Professional Services Start	<u>01 / 17</u>
Construction Notice to Proceed	<u>01 / 18</u>
Substantial Completion of all Work	<u>08 / 18</u>
Professional Services Completed	<u>08 / 18</u>

F. EDGE Participation Goal

Percent of *initial* TOTAL A/E Fee 5.0%

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.
- 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.
- Design quality and demonstrated ability of prospective firm and its proposed consultants to provide design services which represent the University's *Design Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- 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.

Request for Qualifications (Architect / Engineer) continued

- Proposer's apparent resources and capacity to meet the needs of this 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) Section H. Additional Information 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>.

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

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

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

Do not submit subconsultants for the following services as they will be selected in consultation with the University: Hazardous Materials, Testing, and Geotechnical Services. These subconsultants are not eligible for consideration in meeting the stated EDGE goals.

Firms are requested to identify professional registrations, memberships and credentials including: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Marion-Morrill Hall 3rd Floor Renovation Proposer Firm _____
 Project Number OSU-160892 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$200,000	2	
	\$200,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	2	Max = 3
	2 to 10 professionals	3	
	More than 10 professionals	1	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 20
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 5	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 5	
3. Key Consultant Qualifications (Maximum 20 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3	
	3 to 6 projects	4 - 6	
	More than 6 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____

Date _____

Request for Qualifications (Design-Build Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Back South Demolition - Phase II</u>	Response Deadline	<u>10/03/2016</u>	<u>1:00 pm</u>	local time
Project Location	<u>Ohio University Main Campus</u>	Project Number	<u>OHU-170008</u>		
City / County	<u>Athens / Athens</u>	Project Manager	<u>Danny Counts</u>		
Owner	<u>Ohio University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>Design-Build</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>3</u>	No. of electronic copies requested (PDF)	<u>1</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to: Danny Counts, Architecture, Design and Construction at 160 W Union Street - Suite 280, Athens, OH 45701 and countsd@ohio.edu. See Section G of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Danny Counts at countsd@ohio.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

Demolition of three dormitories (Martzolf, O'Bleness, Fenzel) with provision for one to become an alternate. The demolished sites will be restored to a safe and accessible site consistent with University standards. All work must be completed during dates indicated in section "D".

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

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

B. Scope of Services

As required by the Agreement, and as properly authorized, provide the following categories of services: develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Schematic Design, Design Development, Subcontractor Prequalification and Bidding process, Construction Documents, Construction and Closeout stages.

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

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

Preconstruction Services: The DB will work cooperatively with the Contracting Authority and/or Owner, Criteria A/E and Project Team, and will provide, among other services, schedule development, estimate development, program verification, schematic design, design development, Guaranteed Maximum Price (GMP) proposal, subcontractor prequalification and bidding, construction documents preparation, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the DB, together with the Architect/Engineer of Record's ("AOR") detailed listing of any incomplete design elements and the AOR's statement of intended scope with respect to such incomplete elements (the "Design Intent

Request for Qualifications (Design-Build Contract) continued

Statement"). Contingent upon the Contracting Authority's approval of the GMP, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). If the proposed Contract Sum exceeds the Project Budget established for construction, then the Contracting Authority may terminate the agreement with the DB and seek proposals from other firms for completion of the Project.

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

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. Project Delivery Method (DB)
2. Role on Project (DB)
3. Demolition and restoration to green area with sidewalks and site lighting.
4. Utility Protection

C. Funding / Estimated Budget

Total Project Cost	<u>\$3,000,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$2,400,000</u>	Other Funding	<u>\$3,000,000</u>

D. Anticipated Schedule

DB Preconstruction Services Start	<u>01 / 17</u>
Construction Stage Notice to Proceed	<u>04 / 17</u>
Substantial Completion of all Work	<u>07 / 17</u>
DB Services Completed	<u>07 / 17</u>

E. EDGE Participation Goal

Percent of the DB's total compensation excluding DB's Contingency*	<u>5.0%</u>
*Preconstruction Stage Compensation plus Contract Sum minus DB's Contingency	

F. Evaluation Criteria for Selection

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

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

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

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

Request for Qualifications (Design-Build Contract) continued

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

Selection Schedule: Tentative schedule is subject to change.

RFP issued to the Short-Listed Firms	10/26/2016
Interviews	11/28/2016
Selection of DB	12/16/2016

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

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

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

G. Submittal Instructions

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

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

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

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

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

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

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. Management Systems: Describe the scheduling and cost control systems the firm would propose to use for the Project
4. Self-Performed Work: Indicate whether the firm intends to self-perform any work on the Project through a competitive process and, if so, the nature of the work and capability to self-perform.
5. Estimating: Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
6. Scheduling: Demonstrated track record of performance of managing projects to the original schedule.

Request for Qualifications (Design-Build Contract) continued

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

Design-Build Selection Rating Form

State of Standard Forms and Documents

Project Name Back South Demolition - Phase II Proposer Firm _____
 Project Number OUH-17008 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 100 miles	5	
	100 miles to 150 miles	2	
	More than 150 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$5,000,000	5	
	\$5,000,000 to \$10,000,000	2	
	More than \$10,000,000	0	
2. Primary Qualifications (Maximum 35 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 25
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to coordinate construction documents and develop accurate estimates and schedules	0 - 5	
d. Construction administration staff	Experience / ability of field representatives to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 15 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 10	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 5 sample projects	0	Max = 3
	5 to 9 sample projects	2	
	More than 9 sample projects	3	
b. LEED*** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 4 projects	0 - 3	
	4 to 9 projects	4 - 6	
	More than 9 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 6 projects	0 - 1	
	6 to 9 projects	2 - 3	
	More than 9 projects	4 - 5	
* Must be comprised of consulting firm(s) and NOT the lead firm ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and DB's Contingency *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____

RFQ Question and Answer List

State of Ohio Standard Forms and Documents

Project Name Back South Demolition - Phase II Project Number OHU-170008
Project Location Ohio University Main Campus

Date posted: 9/23/16

Date revised: 9/29/16

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

1. What General Contractors usually bids this work?
 - A. The RFQ is open to Design Build Contractors.

2. I am looking for information and details for RFQ on the back south demolition phase II. Can you send me that info or point me in the right direction?
 - A. The project entails demolition of three (3) campus residential buildings with one of those being a potential alternate, all demolished sites will be restored to a safe accessible site consistent with University Standards. Ohio University has requested qualifications for a design build project delivery method and will short list three (3) Design Build contractors based on qualifications.

3. Is the RFQ that is out right now for this project for the Construction Manager? We are a demolition/abatement contractor and I wanted to make sure that the RFQ doesn't pertain to this field.
 - A. The Back South Demolition – Phase II RFQ is for a Design Build contractor team qualifications.

4. Could you please verify the number of paper and electronic copies and also the location for delivery of any paper copies that are necessary?
 - A. Paper copies 3, electronic copies 1. Deliver to Architecture, Design and Construction/160 W Union Street, Suite 280/ Athens, OH 45701.

Request for Qualifications (Design-Build Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>MacCracken & Richard Renovation</u>	Response Deadline	<u>10/20/2016</u>	<u>2:00 pm</u>	local time
Project Location	<u>Miami University</u>	Project Number	<u>MUN-100069</u>		
City / County	<u>Oxford / Butler</u>	Project Manager	<u>TBD</u>		
Owner	<u>Miami University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>Design-Build</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>3</u>	No. of electronic copies requested (PDF)	<u>1</u>		

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Elizabeth Davidson at Cole Service Building, 101 South Fisher Drive, Oxford, OH 45056. See Section G of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Elizabeth Davidson at davidsea@miamioh.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

Miami University (Owner/Contracting Authority) seeks responses from qualified companies to provide design-build services for the renovation of MacCracken Hall and Richard Hall residence halls, related infrastructure and landscape on the Oxford Campus. The residence halls serve students who live on campus with a place to live, study, and socialize. These upgrades will update systems and finishes to increase life safety, functionality, energy efficiency, and appearance of the halls. The related infrastructure serves the facilities included in this project and others outside of this project.

These renovations are part of the implementation of the Owner's Housing and Dining Long Range Master Plan. The building renovations will upgrade all systems, introduce fire suppression, improve accessibility, update finishes, and repair/upgrade the building envelope. Limited portions of the existing program will be modified; focusing on the restroom cores and common residence life spaces.

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 www.ofcc.gov

Miami University will be self-performing the role of Criteria Architect.

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

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

Firms responding to this RFQ should submit information relative to the qualifications of its construction manager/contractor and its Architect of Record. It is the University's intent to select these two primary components of the DB team through this RFQ with the remainder of the DB's team, including without limitation, its key and specialty consultants/ designers, to be selected at a later date through a quality-based selection process that allows for the University's input as to selection.

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

Request for Qualifications (Design-Build Contract) continued

and manage the Program Verification, Schematic Design, Design Development, Subcontractor Prequalification and Bidding process, Construction Documents, Construction and Closeout stages.

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

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

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

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

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. Renovations over \$10MM
2. Mechanical, Electrical, Plumbing, Fire Suppression Renovation
3. Residence Hall renovation
4. Existing Building Survey Experience
5. South West Ohio Labor Supply/demand experience
6. Work on Higher Education campus

C. Funding / Estimated Budget

Total Project Cost	<u>\$58,000,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$45,000,000 (GMP)</u>	Other Funding	<u>\$ 58,000,000</u>

D. Anticipated Schedule

DB Preconstruction Services Start	<u>12 / 16</u>
Construction Stage Notice to Proceed	<u>03 / 18</u>
Substantial Completion of all Work	<u>06 / 19</u>
DB Services Completed	<u>08 / 19</u>

E. EDGE Participation Goal

Percent of the DB's total compensation excluding DB's Contingency*	<u>7.0%</u>
*Preconstruction Stage Compensation plus Contract Sum minus DB's Contingency	

Request for Qualifications (Design-Build Contract)

State of Ohio Standard Forms and Documents

F. Evaluation Criteria for Selection

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

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

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

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

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

Selection Schedule: Tentative schedule is subject to change.

RFP issued to the Short-Listed Firms	10/31/16
Interviews	11/16 & 17th
Selection of DB	11/22/16

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

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

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

G. Submittal Instructions

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

Request for Qualifications (Design-Build Contract) continued

Electronic submittals should be combined into one PDF file named with the project number listed on the RFQ and your firm's name. Use the "print" feature of Adobe Acrobat or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Acrobat, go to Advanced, then PDF Optimizer. Also, please label the CD or DVD and the sleeve with the project number and firm name if applicable. Submit the requested number of Statements of Qualifications directly to Elizabeth Davidson at Cole Service Building, 101 South Fisher Drive, Oxford, Ohio 45056.

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

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

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

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

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. 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, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

Design-Build Selection Rating Form

State of Standard Forms and Documents

Project Name MacCracken and Richard Hall Renovation Proposer Firm _____
 Project Number MUN-100069 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 50 miles	5	
	50 miles to 150 miles	2	
	More than 150 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$1,000,000	5	
	\$1,000,000 to \$10,000,000	2	
	More than \$10,000,000	0	
2. Primary Qualifications (Maximum 35 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 25
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to coordinate construction documents and develop accurate estimates and schedules	0 - 5	
d. Construction administration staff	Experience / ability of field representatives to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 15 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 10	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	0	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED*** Registered / Certified project experience	Registered projects	1	Max = 2
	Certified projects	2	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 5 projects	0 - 3	
	5 to 8 projects	4 - 6	
	More than 8 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 4 projects	0 - 1	
	4 to 8 projects	2 - 3	
	More than 8 projects	4 - 5	
* Must be comprised of consulting firm(s) and NOT the lead firm ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and DB's Contingency *** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____