Owners Panel Discussion

A/E Selection

SD: Michael Daulbaugh, Streetsboro LSD

Agency: Samantha Cothern, ODNR

Higher Ed: Jay Graham, Kent State

PM: Stacey Coble, OFCC

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AIA CES

Provider Name:
Ohio Facilities Construction Commission

Provider Number: G442

Course Title: OFCC Conference 2015

Course Numbers: OFCC 13

Credits: 1.0 LU/HSW

Speakers: Various

Dates: July 22, 2015, July 28, 2015, August 20, 2015, August 26, 2015

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Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.

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AIA CES – Description & Objectives

Qualification based selection (QBS) is the starting point for all professional design services. While each individual selection committee may be unique, learn what a cross-section of public owners look for when selecting an Architect/Engineer for their projects. Hear multiple perspectives from K-12 school districts, higher education institutions, state agencies, and contracting authority representatives. Learn the key points of a Statement of Qualifications (SOQ) and how to effectively present during an interview.

- Learning Objectives:
- Gain further understanding of the QBS selection process.
- Understand what owners pay attention to while reviewing SOQs.
- Learn how to effectively communicate using the 330 form.
- Know how to orchestrate an interview to win the job.

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Questions?

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Effective Design-Build Criteria

Ned Thiell

Program Manager | Higher Education & Agencies

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AIA CES – Description & Objectives

At some point during the pre-construction stage of a Design-Build (DB) project the Criteria Architect/Engineer is required to communicate the owner's design intent through design criteria documents. These design criteria documents are then transferred to the Design-Build team with the Architect/Engineer of Record, to further develop and implement. Learn what makes design criteria documents effective based on the complexity of the project and timing of the transfer of bridging documents to the DB team.

- Learning Objectives:
- Gain further understanding of pre-construction activities on DB projects.
- Know how to recognize the interplay of bridging documents and a project's complexity.
- Understand what level of detail to develop design criteria documents.
- Learn when the best time to transfer design responsibility to DB team.

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Delivery!

- Overview

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The Tool

- Risk and The Tool to manage it

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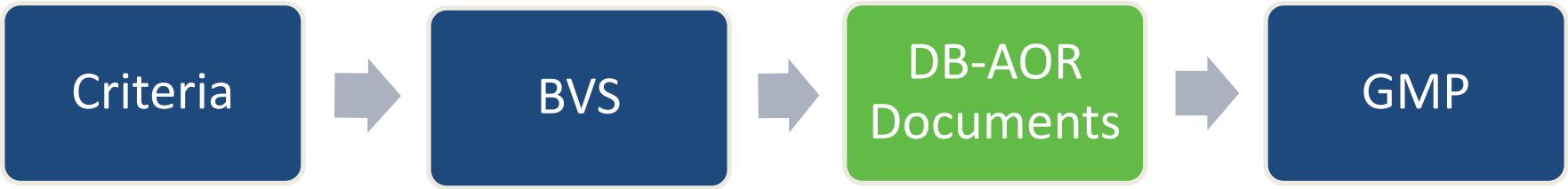
Two Different Deliveries

- Design proposed by the D-B



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Two Different Deliveries

- Design proposed by the Criteria

Criteria → BVS → C-A Bridging Docs → GMP

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Criteria Description

- Minimum acceptable facility characteristics
  - Programming
  - Elements
  - Performance Requirements
  - Design Requirements
  - Component Descriptions

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Characteristics

- Programming

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Characteristics

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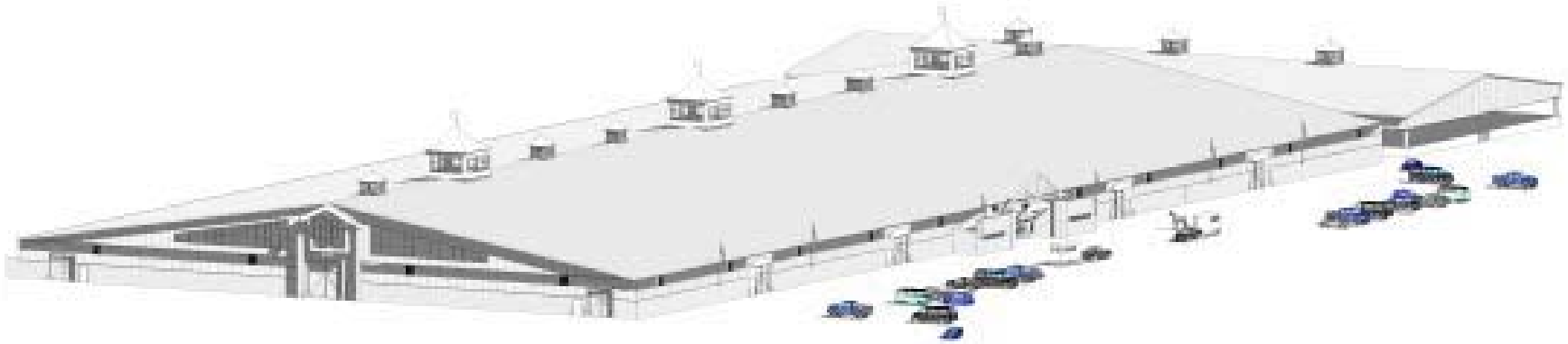
Characteristics

- Programming
  - Branding



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Characteristics

- Programming
  - Branding

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Characteristics

- Programming
  - Branding
  - Facility Activities

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Characteristics

- Programming
  - Branding
  - Facility Activities
  - Adjacencies

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Characteristics

- Programming
  - Branding
  - Facility Activities
  - Adjacencies
  - Accommodations

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Characteristics

- Programming
  - Branding
  - Facility Activities
  - Adjacencies
  - Accommodations
  - Square Footage Requirements

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Characteristics

- Programming
- Element Descriptions
  - Ex. “Structural steel framing with composite steel deck and structural lightweight concrete fill”

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Characteristics

- Programming
- Elements
- Performance Requirements
  - Ex. OBBC referenced
  - Ex. “fabricate as architecturally exposed structural steel”

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Characteristics

- Programming
- Elements
- Performance Requirements
- Design Requirements
  - Ex. “factory-applied fluorocarbon coating in metallic color”

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Characteristics

- Programming
- Elements
- Performance Requirements
- Design Requirements
- Component Descriptions

Ex. “sprayed fire-resistive material, cementitous type

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Project Characteristics

- Physical constraints
  - Survey
  - Geotechnical report
- Logistical constraints
  - Timing
  - Funding

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Organizing

- CSI UniFormat
  - Classifications are
    - Substructure
    - Shell
    - Interiors
    - Services
    - Equipment & Furnishings
    - Special Construction and Demolition
    - Building Sitework
    - General

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Priorities

- Budget & Costs
- Schedule
- Performance
- Appearance

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Minimum Qualifications for the Design-Build Team

- Included in the Request for Qualifications package

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Criteria Deliverables

- Text
- Drawings

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Project Goals

- *Deadline for expenditure of funding*
- *Expedited delivery*
- *Minimize OPT administration*
- *Minimize risk*

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Other Stuff

- Criteria items/decisions included in the Request for Proposal
- Instructions to Proposers
  - Submittal Requirements
  - Question/Answer process
  - Page limitations
  - Other items as required

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It Lives!

- Criteria with “LIFE”

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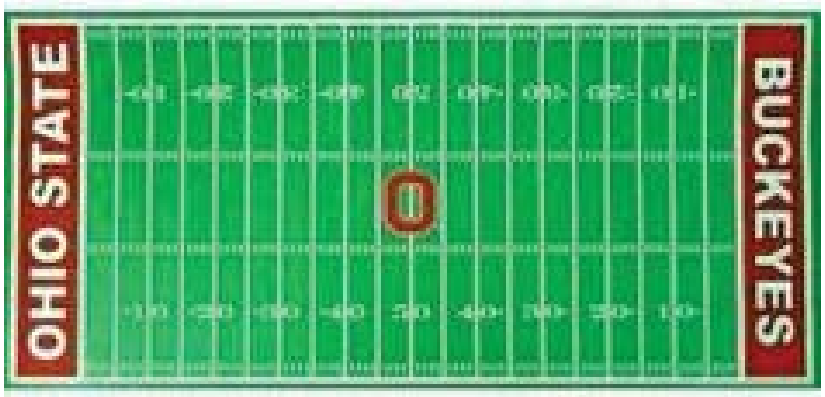
Criteria End Game

- Facilitate GMP
- Contractual



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OFCC Projects

- Ohio Exposition Commission's Gilligan Hall Parking Deck Water Proofing
- One Trade
- Simple Criteria
- EXPEDITED!!!!!

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OFCC Projects

- Ohio Department of Transportation's District 11 Headquarters Facade Restoration

- A/E Report on Status & Remediation
- Few Trades

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OFCC Projects

- Ohio Department of Transportation's Madisonville Full Service Maintenance Facility

- Expedited for funding
- Complex criteria

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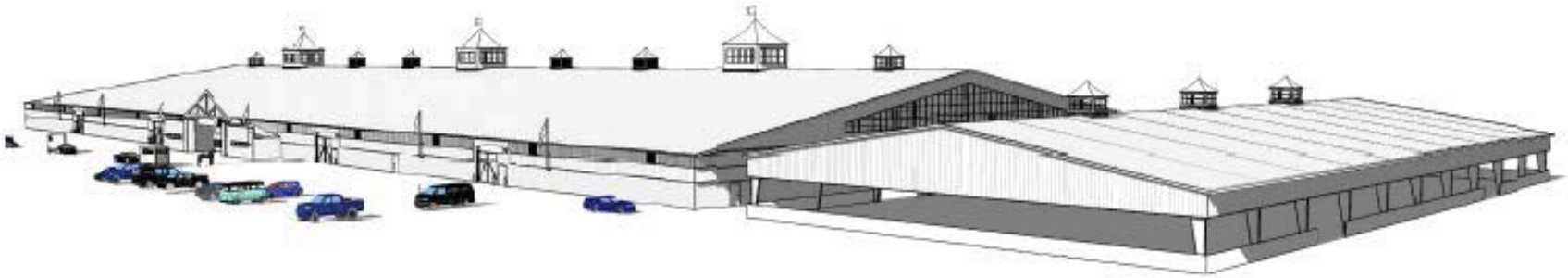
OFCC Projects

- Ohio Exposition Commission's Agriculture Building



- One Function Facility
- Simple Criteria
- Expedited Delivery

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Questions?

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