

# Request for Qualifications (Architect / Engineer)

## State of Ohio Standard Forms and Documents

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

Project Name	<u>Twin Valley Hospital Replacement</u>	Response Deadline	<u>June 22, 2018</u>	<u>2:00 pm</u>	local time
Project Location	<u>Twin Valley Behavioral Healthcare</u>	Project Number	<u>DMH-180008</u>		
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Thomas Baker</u>		
Owner	<u>Ohio Dept. of Mental Health and Addiction Services</u>	Contracting Authority	<u>OFCC</u>		
Delivery Method	<u>CM at Risk</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](mailto:sarah.haight@ofcc.ohio.gov) See Section J 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.

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### Project Overview

#### A. Project Description

Twin Valley Behavioral Healthcare, located at 2200 W. Broad St., Columbus, Ohio is operated by the Ohio Department of Mental Health and Addiction Services. It operates 24/7, 365 days per year. Within TVBH, the Kosar facility is a 178 bed secure residential behavioral healthcare hospital (Occupancy Group I-2; NFPA Health Care Occupancy, Limited Care Facility) facility. This facility is functionally obsolete and will be replaced by a 208 bed 285,000 square foot facility that will be 100% new construction, including all mechanical, administrative, food service, and support space. Patient accessible areas will be designed to reflect state of the art safety and security requirements, including ligature-resistant fixtures and hardware and highly durable construction.

The new facility will be constructed independently of the existing facility so as to minimize disruption of existing operations. Once the new facility is fully occupied, the Kosar, Lavelle (maintenance), boiler house and assorted support structures will be demolished.

Professional services are requested for programming, design and construction administration and related consulting services for this new facility. This new facility will provide a secure environment for residential patient units, clinical/admitting space, full kitchen, indoor and outdoor recreation, and required support operations consisting of administrative offices, food and bulk storage facilities and maintenance operations. Key features of this facility will include the development of a "secure building envelope" for patients. The construction will consist of building materials and fixtures suitable for use by the intended occupant. A preliminary Owners Project Requirements will be developed and will be available to the selected professional design firm. The patient unit pod developed for Northcoast Behavioral Healthcare in 2010 represents the Department's current thinking and will be a good starting point for design. The selected design firm will develop a detailed program for approval prior to the start of design efforts. Detailed cost estimates of the approved program will be developed during the initial design phase to confirm the construction and project budget amounts. The project shall be planned and designed to accommodate two potential large additions.

The project and construction budget includes demolition of all existing buildings. Demolition will involve significant hazardous material abatement.

Pursuant to Ohio Dept. of Mental Health and Addiction Services' guidance, LEED Certification will be used as a design guideline for energy and environmental aspects. As such, those LEED strategies will be incorporated into the design of the project. Note – LEED Certification will not be pursued/submitted to USGBC.

#### B. Scope of Services

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.

## Request for Qualifications (Architect / Engineer) continued

The Owner's requirements include compliance with Joint Commission (JC) standards. The Associate must have full knowledge of these requirements as they pertain to psychiatric hospital design and construction.

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, the selected A/E team will provide full time (40) hours (excluding travel time) on-site construction administration services each week, including attendance at progress meetings and/or special meetings. The selected A/E team will also provide a minimum of part-time (8 hours per week) engineering and consultant staff (MEP/Civil/Structural) as may be appropriate for the period of construction. Written field reports will be required from the full-time A/E on site, along with of each site visit from the A/E's engineering and consultant staff. All on-site representation comprised of the A/E and its consultant staff involved in the primary design of the project, shall have 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. Project Delivery Method (CM at Risk)
2. Role on Project (AE, OA, CMA, CMR, DB, GC, Trade)
3. State of Ohio OFCC (Standard Documents / OAKS CI) experience
4. Joint Commission Environment of Care and Life Safety Requirements
5. New residential behavioral healthcare hospitals
6. Programming and design of projects with a large, diverse group of stake-holders
7. High security residential environments
8. Other related health care design
9. Master Planning (site/design) for future additions
10. Probable Project Cost Estimating
11. Probable Project Activity Scheduling

### C. Estimated Budget / Funding

State Funding:	<u>\$112,000,000.00</u>
Other Funding:	<u>\$0</u>
Construction Cost:	<u>\$102,062,540.00</u>
Total Project Cost:	<u>\$112,000,000.00</u>

### D. Anticipated Schedule

Professional Services Start:	<u>10 / 18</u>
Construction Notice to Proceed:	<u>11 / 19</u>
Substantial Completion of all Work:	<u>01 / 22</u>
Professional Services Completed:	<u>03 / 22</u>

### E. Estimated Basic Fee Range (see note below)

5.75% to 6.00%

### F. EDGE Participation Goal

Percent of initial Total A/E Fee: 5.0%

NOTE: **Basic Services** include: (1) Program Verification, (2) Schematic Design, (3) Design Development, (4) Construction Documents, (5) Bidding and Award OR GMP Proposal and Amendment (as applicable), (6) Construction Administration, and (7) Closeout services. The **Basic Fee** includes all professional design services and consultant services necessary for proper completion of the Basic Services, including validation of existing conditions (but not subsurface or hidden conditions) and preparation of cost estimates and design schedules for the project. **The Basic Fee excludes any Additional Services required for the project.**

### G. Basic Service Providers Required (see note below)

Lead A/E Discipline:	<u>Architecture</u>
Secondary Disciplines:	<u>Civil Engineering</u>
	<u>Structural Engineering</u>
	<u>Mechanical-Electrical-Plumbing Eng.</u>
	<u>Kitchen / Food Service Design</u>
	<u>Technology, Communications Security</u>
	<u>Acoustic Design</u>

### H. Additional Service Providers Required

<u>Surveying</u>
<u>Special Inspections</u>
<u>Quality Assurance Testing</u>
<u>Geotechnical Analysis</u>
<u>Environmental Testing &amp; Analysis</u>
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## Request for Qualifications (Architect / Engineer) continued

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NOTE: The lead A/E shall be (1) an architect registered pursuant to ORC Chapter 4703, (2) a landscape architect registered pursuant to ORC Chapter 4703, or a (3) professional engineer or (4) professional surveyor licensed pursuant to ORC Chapter 4733.

### I. 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 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.

### J. 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 insert the project number and firm name followed by "SOQ" in the email subject line.

**Statements of Qualifications must be submitted electronically by email. Submittals are limited to one email with a maximum 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 Twin Valley Hospital Replacement Proposer Firm \_\_\_\_\_  
 Project Number DMH-180008 City, State, Zip \_\_\_\_\_

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

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

**Notes:**

**Evaluator:**

Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_