

Request for Qualifications (Planning Services)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>The Ohio State University ENGIE Visionary Project Study</u>	Response Deadline	<u>August 13, 2018 2:00 p.m. local time</u>
Project Location	<u>Columbus Campus</u>	Project Number	<u>OSU-180916</u>
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Carolyn Verga</u>
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested (PDF)	<u>1</u>

Submit the Statements of Qualifications (Form F110-330) via email to 330Submittals@osu.edu. In the subject line, include the project number and name for the RFQ you are responding to. See Section H of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Carolyn Verga at verga.5@osu.edu with the project number and name included in the subject line (no phone calls please).

Project Overview

A. Project Description

ENGIE, a French multinational electric utility company, has established Ohio State Energy Partners (OSEP) to operate its energy related utilities. As part of its agreement with Ohio State, OSEP is proposing a new Energy Advancement and Innovation Center (Center), an experimental hub for energy research and technology incubation on Ohio State's Columbus Campus. The Center will provide a facility where innovation will flourish among interdisciplinary teams of collaborators, supported by a unique University-Industry partnership. Bringing together University faculty, students, ENGIE researchers, local entrepreneurs, and industry experts, the Center will engage the community with the next generation of smart energy systems, renewable energy and green mobility. The Center will propel innovation beyond the R&D stage to incubate technologies developed here, providing them with the support and resources necessary to become commercially successful. Promising projects will find a route to market at the Center through unique channels provided by ENGIE, bridging the gap between a product of concept or pilot project and commercially viable product or process.

The Energy Advancement and Innovation Center will have 5 distinct purposes:

1. Nurture collaboration across disciplines in order to foster energy advancement and innovation in a holistic way, bringing together the people, technologies, services and data to discover novel methods for tackling the challenges of tomorrow.
2. Facilitate collaborative research between University faculty, students and ENGIE Labs with tools, lab space, funding and human resources
3. Incubate energy and related digital technology startups in the Columbus area by providing a route to market for innovative ideas through various outlets including ENGIE and Axiom businesses and subsidiaries.
4. Serve as a physical forum for learning, dialogue and public service partnership in energy innovation; a symbol of leadership and advancement in the field.
5. Connect the academic and professional work to the public through active community engagement.

The Center will be designed to encourage the cross-pollination of people and ideas in spaces conducive for collaboration. Reconfigurable laboratories, networked workspaces and beautiful public spaces will promote spontaneous collaboration and focused intentional investigation. The program, estimated to total 60,000 gross square feet, will include dedicated laboratories, collaborative clusters, meet and gather spaces, and discussion and learning spaces. Ohio State faculty, staff and students, researchers, entrepreneurs, artists and local industry leaders will make the Center Columbus' new home for public discourse around energy, with public events, TED-Talk-style presentation, demonstrations, receptions and conferences focusing on issues in the energy and digital technology sectors. In cooperation with the local community organizations, the Center will include dedicated arts program to facilitate artistic design to seep into the innovative products of the designers and developers. The Center will be designed to put technologies on display including mechanical and building support functions.

The facility is expected to consume 509 MEhrs annually and zero carbon generation. It will be an all DC-current facility. The Building to achieve LEED platinum certification with state-of-the-art building technology to maximize onsite energy generation and minimize consumption,

Final deliverables are expected in five months. The Consultant will facilitate siting, program, and infrastructure requirements. The university will provide guidance to the Consultant with respect to these issues.

Request for Qualifications (Architect / Engineer) continued

B. Scope of Services

The scope of this study is the site verification, conceptual programming, planning, design and projected cost of the Center on the Columbus Campus.

The Consultant selected to complete the study will develop the scope of work detail to include the following tasks:

- In collaboration with the university project manager, convene a series of team meetings and presentations including user groups, student groups, stakeholders OSEP and OSU leadership
- Confirm consistency with the Framework Plan, Framework 2.0 and District Plans
- Provide examples of similar facilities as benchmarks.
- Provide a preliminary Program of Requirements (functions, key adjacencies, square footage space allocations) of the Center.
- In collaboration with the university and OSEP, determine site criteria to include consistency with the Framework Plan, Framework 2.0, Design Guidelines for Buildings and Landscape and District Plans
- Evaluate the preliminary site selected for the Center and determine and evaluate a minimum of three potential siting options with conceptual site plans and required enabling projects including storm water management, traffic/transportation improvements, utilities, parking, infrastructure, demolitions and relocations.
- Provide preliminary planning cost estimates for each option to be presented to university representatives for final siting.
- Provide preliminary site plan, design plans, elevations and two renderings of the Center.

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 cost breakdown of the 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: Master Planning, Program Development, Meeting Facilitation, Conceptual Estimating, and any Additional Services as agreed upon as provided by the Consultant and their sub-consultants.

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 all relevant scope of work requirements for this RFQ:

1. Physical Planning on an academic campus including facility siting studies
2. Research Facilities focused on developing new technologies in an interdisciplinary setting
3. LEED Platinum or equivalent facilities
4. Planning or Design Excellence as determined by the university and supported by third party endorsement (i.e. design awards)

C. Funding / Estimated Budget

Total Project Cost	<u>\$90,000</u>	State Funding	<u>\$0</u>
		Other Funding	<u>\$90,000</u>

D. Services Required (see note below)

Primary	<u>Architect</u>
Secondary	<u>Campus Planner</u>
	<u>MEP Engineer</u>
	<u>Civil Engineer</u>
	<u>Cost Estimator</u>
Others	<u></u>

E. Anticipated Schedule

Planning Services Start	<u>09 / 18</u>
Planning Services Completed	<u>01 / 19</u>

F. EDGE Participation Goal

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

Interested 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 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 Technical 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. 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>.

PDF file: 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.

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 The Ohio State University
ENGIE Visionary Project Study Proposer Firm _____
 Project Number OSU-180916 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 15 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 \$200,000	5	
	\$200,000 to \$1,000,000	2	
	More than \$1,000,000	0	
c. Number of relevant professionals	Less than 2 planning professionals	0	Max = 5
	2 to 10 planning professionals	3	
	More than 10 planning professionals	5	
2. Primary Firm Qualifications (Maximum 30 points)			
a. Master planning lead	Experience / ability of lead master planner to manage visioning / capital improvement plans	0 - 10	Max = 20
b. Assessment lead	Experience / ability of lead to manage assessors of various disciplines	0 - 10	
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 - 0	
3. Sub-Consultant Qualifications (Maximum 10 points)			
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 10	
4. project Team Qualifications (Maximum 15 points)			
a. Previous team collaboration	Less than 2 sample projects (Low)	0	Max = 5
	2 to 4 sample projects (Average)	2	
	More than 4 sample projects (High)	5	
b. LEED* Registered / Certified consultant participation	No projects	0	Max = 5
	Registered	2	
	Certified	5	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
5. Overall 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 3 projects (Low)	0 - 3	
	3 to 6 projects (Average)	4 - 6	
	More than 6 projects (High)	7 - 10	
c. Past Performance	Level of performance as indicated by past evaluations / letters of reference	0 - 10	
* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____