

# Request for Qualifications (Architect / Engineer)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	Newark - John & Mary Alford Ctr for Science and Technology	Response Deadline	9/21/2018	2:00 p.m. local time
Project Location	OSU Newark Campus	Project Number	OSU-190050	
City / County	Newark / Licking	Project Manager	Brandon Shoop	
Owner	The Ohio State University & Central Ohio Technical College	Contracting Authority	Local Higher Education	
Delivery Method	CM at Risk	Prevailing Wages	State	
No. of paper copies requested (stapled, not bound)	0	No. of electronic copies requested (PDF)		1

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

Submit all questions regarding this RFQ in writing to Brandon Shoop at [shoop.8@osu.edu](mailto:shoop.8@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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### Project Overview

#### A. Project Description

This project will construct a new 40,000 GSF Science and Technology Building located on the Newark Campus. The project site is south of Hopewell Hall and West of Lefevre Hall as outlined in the Newark Campus Framework Plan.

This building will be located in the Academic Core of campus and will be conceived of teaching laboratories for both institutions. This building will bring together multiple programs that include but not limited to Physical, and Biological Sciences, Nursing Technologies, Radiologic Sciences Technology, Surgical Technologies and Engineering. The building will contain contiguous blocks of laboratories that promote teaching and clear connectivity that create opportunities for student collaboration. This building will be devoted to teaching and will require the necessary lab support spaces, administration support, instructional labs, and common building support functions.

This building has been designed up through design development stage with a design architect. This building consists of 3 floors plus a mechanical penthouse. The selected Architect shall utilize the framework plan, building and land use efficiencies and design architects documents to ensure a complete project. The selected Architect should plan for two presentations to the Design Review Board to validate the design and adjusted program.

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.

A Commissioning Agent and Construction Manager at Risk will be selected and contracted directly with the University. 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 on the selected firm.

#### B. Scope of Services

The successful Architect of Record will be expected to have strong leadership and experience in the successful delivery of large laboratory projects. They must have the ability to demonstrate their ability in efficiencies and flexibility of use of space; landscape and civic realm improvements around the site with appropriate quads between buildings and relationship with the central Academic Quad; drainage including ground water issues; pedestrian circulation and amenities such as benches and other outdoor seating; service access including any changes to the LeFevre and Hopewell service entrances; infrastructure relocations; the first portion of the new north/south road; streetscape-sidewalk; lighting; street trees; parking reconfiguration and enhancements to the southern part of the western parking lots; additional parking, if

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needed. It is desired that the successful Architect have experience working in collaboration with a Construction Manager at Risk and experience and with Guaranteed Maximum Price. The Newark Campus Framework Plan will provide guiding campus planning and design principals. The project is expected to be recognized for its quality of design, energy and functional efficiencies, and designed with its repurpose potential in mind. It is expected to be designed in relationship to the site and adjacent buildings, and to advance the physical elements of the Framework Plan and contribute to the civic realm of the campus. The team will be expected to interface with the University Architect, University Landscape Architect, University Engineer, and governing Boards for Ohio State University Newark and Central Ohio Technical College.

The development of the space program will be a collaborative process and will be guided by the Regional Campus Cluster Strategic Plan, Newark Campus Implementation Plan, and COTC Strategic Plan. These documents are available at [www.fod.osu.edu/vendor\\_resources](http://www.fod.osu.edu/vendor_resources). The Architect of Record's key customer will be the University and will be asked by the University to work with the facility occupants to validate and adjust the program based on prioritized university space needs that will:

- 1) Optimize shared interdepartmental space and adjacencies including collaborative teaching opportunities
- 2) Maximize sustainable practices
- 3) Create a flexible design
- 4) Provide efficient space utilization

Upon award of the agreement, the Architect will commence by reviewing and validating the Program of Requirements in parallel with the existing design and will update the PoR at the completion of the review and at the completion of each of the design phases.

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, 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 \$3,000,000.00 per claim and annual aggregate.

As required by the Agreement, and as properly authorized, provide the following categories of services: Program of Requirements, 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 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.

Closeout Services: The closeout for this project is required to be delivered in an electronic cloud-based format adhering to The Ohio State University Project Closeout Standards. The Ohio State University Project Closeout Standards can be accessed via the OSU FOD vendor resource website (<https://fod.osu.edu/resources>) under Post Construction / Close Out.

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

1. Experience in Laboratory Design
2. Space utilization and design efficiencies
3. Higher Education Academic Facility
4. Civic improvements and campus relationships

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.

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### C. Estimated Budget / Funding

State Funding: \$NONE  
 Other Funding: \$TBD  
 Construction Cost: \$TBD  
 Total Project Cost: \$TBD

### D. Anticipated Schedule

Professional Services Start: 11 / 18  
 Construction Notice to Proceed: 08 / 19  
 Substantial Completion of all Work: 12 / 20  
 Professional Services Completed: 04 / 21

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

5.2% to 6.7%

### 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: Architecture  
 Secondary Civil Engineering  
 Disciplines: Interior Loose Furnishings Design  
Mechanical-Electrical-Plumbing Eng.  
Landscape Architecture  
Structural Engineering  
Technology, Communications Security

### H. Additional Service Providers Required

Lab Planning  
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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.
- 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 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.

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

### 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>.

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.

**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

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Project Name Newark - John & Mary Alford Ctr for Science and Technology Proposer Firm \_\_\_\_\_  
 Project Number OSU-190050 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 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 5 professionals	0	Max = 3
	5 to 10 professionals	1	
	More than 10 professionals	3	
<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 - 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	
<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 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	
<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	
* 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		<b>Subtotal</b>	

Notes:

Evaluator:

Name \_\_\_\_\_

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