

Commissioning Agent Agreement Recommendation

State of Ohio Standard Forms and Documents

New Animal Disease Diagnostic
Project Name: Lab (ADDL) Project Number: AGR-210001
Location: Reynoldsburg/Licking Date: January 30, 2023
To: Ohio Department of Agriculture From: OFCC
Representative: Melanie Prarat Project Manager: WeiDong Huang
Financial: Christopher Geyer Project Coordinator: Gary Kubicki

The Contracting Authority has completed fee negotiations with IMEG Corp., the proposed Commissioning Agent (“CxA”) for this project, and they have agreed to provide commissioning services in accordance with the State’s standard Consultant Agreement.

The negotiated A/E Agreement is based on the following:

A. Basic Fee:	\$382,711.00
B. Additional Services:	\$0.00
C. Reimbursable Expenses:	\$0.00
<hr/>	
Total CxA Agreement (A+B+C)	\$382,711.00

Mark the Controlling Board request for the Commissioning Agent Agreement as an “Agency Released Competitive Opportunity (R.C. Sec. 127.162)” and use \$382,711.00 for that opportunity.

Enclosed with this letter are the criteria required by the Controlling Board for this agreement. Please use the responses in the Commissioning Agent Agreement Criteria to answer the Supplier Questionnaire form in the Controlling Board request.

Once the Controlling Board approves your request, contact OFCC for a Release & Permit Number. Once you provide a purchase order to our office for \$382,711.00 in favor of IMEG Corp., we will process the Agreement.

As a reminder to all parties, please include the Project Number on all documents and correspondence related to the project.

The procedures used to select the CxA for the project were in accordance with Sections 153.65 through 153.71 of the Ohio Revised Code, Section 153:1-1-01 of the Ohio Administrative Code, and the standard operating procedures of the Ohio Facilities Construction Commission.

Enclosures: Consultant Selection Notification
Commissioning Agent Agreement Criteria

CC: Douglas Smith, IMEG Corp.
Ed Davisson, AGR Program Administrator
Jeff Anderson, OFCC Finance Office
WeiDong Huang, OFCC Project Manager
David Moore, OFCC EDGE Program Manager
Ariel King, OFCC Electronic Design Specialist
(webpostings@ofcc.ohio.gov)

From: [Hoobler, Jill](#)
To: nmcdonald@fseinc.net; vincent.jarrett@rmf.com
Subject: AGR-210001 - Commissioning Selection
Date: Tuesday, November 22, 2022 1:21:00 PM

Thank you for your time and commitment to present your qualifications to provide services for the above referenced project. We have completed the interview phase and have selected IMEG Corp to provide Commissioning Services.

To all the firms currently working on facilities construction projects, we value our working relationship with your firm and appreciate the work you have completed or are performing for Commission projects. We look forward to continuing a successful relationship with your staff and company.

To the firms who we have not worked with to date, we appreciate your interest in our program and encourage you to submit a proposal for consideration in the future.

At this time we will accommodate all requests to review the records submitted that are public and requests for debrief meetings. Please contact J.C. Benton at PublicRecords@ofcc.ohio.gov for documents and Program Manager Lane Beougher at Lane.Beougher@ofcc.ohio.gov for a debrief.

Again, thank you for your work and interest in working with the Ohio Facilities Construction Commission.

Thank you!

Jill Hoobler
Procurement Coordinator



Ohio Facilities Construction Commission
30 West Spring Street, 4th floor | Columbus, OH 43215
614-578-1339
ofcc.ohio.gov

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Commissioning Agent Agreement Criteria

State of Ohio Standard Forms and Documents

Project Name: <u>New Animal Disease Diagnostic Lab (ADDL)</u>	Project Number: <u>AGR-210001</u>
Location: <u>Reynoldsburg/Licking</u>	Date: <u>January 30, 2023</u>
Owner: <u>Ohio Department of Agriculture</u>	Contracting Authority: <u>OFCC</u>
Representative: <u>Melanie Prarat</u>	Project Manager: <u>WeiDong Huang</u>
Financial: <u>Chris Geyer</u>	Project Coordinator: <u>Gary Kubicki</u>

Please accept this information in support of the award of an agreement to the proposed vendor. Please mark the Controlling Board request as an "Agency Released Competitive Opportunity (R.C. Sec. 127.162)." Also, please provide the following responses to the required questions and upload the Commissioning Agent Agreement Recommendation and the attachments identified below to this memo as attachments to the Controlling Board request. Attaching this document to the request is not necessary.

REQUIRED EXPLANATION OF REQUEST

The selected Commissioning Agent (CxA) will perform systems and envelope commissioning services for a new two-story building to replace the aging Ohio Department of Agriculture Animal Disease Diagnostic Laboratory (ADDL). The ADDL provides regulatory testing support for disease control programs and full diagnostic laboratory services for veterinarians, livestock and poultry producers, and agribusinesses within and beyond Ohio. The ADDL is one of 42 laboratories in the U.S. that is accredited by the American Association of Veterinary Laboratory Diagnosticians (AAVLD) and the only AAVLD accredited laboratory in the state of Ohio. The lab also has ISO 17025 accreditation for select tests.

The ADDL provides nationally recognized expertise, state of the art technology and facilities, rapid turn-around time for result reporting, and unmatched customer service. This laboratory is designated as a Level 1 lab by the USDA National Animal Health Laboratory Network and provides capacity and capabilities for diagnostic testing to respond to emerging and emergency animal disease situations at the state, regional, and national level. In 2018 the ADDL was approved by USDA to test for African Swine Fever and was selected by USDA to participating in a passive surveillance program.

The original laboratory was built in 1961 with additions and renovations in 1985, 1999, and 2004. The existing ADDL is approximately 35,200 square feet. The Department commissioned a planning phase in 2021 by Champlin Architecture with Clark & Emerson and Korda Nemeth Engineering to assess the condition of the existing laboratory and develop a needs assessment, feasibility study, and preliminary program of requirements for various building options and configurations. Their recommendation is to construct 77,067 gross square feet. This study also developed cost models for each option which the Department's capital budget request for the project was based. This study will be made available to the short-listed firms in advance of interviews.

Attachments	
Attachment Type	Attachment Description
FCC planning/design/engineering or construction management services or design-build services	Commissioning Agent Agreement Recommendation (L110-01)
Other	Professional Services Response List (F110-05)
Other	Professional Services Statement of Qualifications Score Tally Sheet (F110-07)
Other	Professional Services Interview Scores (F110-08)

Capital Request Required Information

Architect, Engineering, or other Professional Service Contracts / Construction Manager at Risk or Design-Build Contracts - [IMEG Corp.](#)

1. **Type of service to be provided: Commissioning Services for New Animal Disease Diagnostic Lab (ADDL)**

2. Selection process:

a. Explain how the Request for Proposal (RFP) / Request for Qualifications (RFQ) was publicized or advertised.

A Request for Qualifications (RFQ) was published on the OFCC Opportunities web page at <http://ofcc.ohio.gov/Opportunities.aspx> on 10/11/2022, and notifications were emailed to every person registered to receive notifications of qualifications-based selection opportunities.

b. Number of proposals distributed. Not applicable; the RFQ was available to any interested party.

c. How many days did interested parties have to respond to the RFP / RFQ? 13

d. Number of proposals received. Six statements of qualifications were received.

e. For each proposal or statement of qualifications received, provide name, complete address of the principal place of business, and amount of each proposal (or attached as a list).

Name	Proposal Amount	Address	City	State	County
Korda/Nemeth Engineering, Inc.	\$0.00	1650 Watermark Drive, Suite 200	Columbus	Ohio	Franklin
Four Seasons Environmental, Inc.	\$0.00	43 New Garver Road	Monroe	Ohio	Butler
Motz Consulting Engineers, Inc.	\$0.00	4182 Worth Ave #I-115	Cincinnati	Ohio	Hamilton
The Brewer-Garrett Company	\$0.00	6037 Frantz Road, Suite 105	Columbus	Ohio	Franklin
IMEG Corp.	\$0.00	855 Grandview Ave., Suite 300	Columbus	Ohio	Franklin
RMF Engineering, Inc., PC	\$0.00	2323 W. 5th Avenue, Suite 148	Columbus	Ohio	Franklin

f. Indicate who rated the responses and was involved in the selection of the contractor.

Two OFCC staff and two Owner staff reviewed and scored each statement of qualifications and identified a short list of the most qualified firms, as shown on the attached list. Each of the short-listed firms was interviewed and ranked by representatives of OFCC and the Owner.

3. Identify the selected contractor. IMEG Corp.

Explain why this contractor was selected.

The firm was selected based on its qualifications, experience, and project knowledge in compliance with the selection process required by R.C. Section 153.69, Administrative Code Section 153:1-1-01, and the standard procedures of OFCC.

4. Provide contractor’s location of their principal place of business.

855 Grandview Ave, Suite 300
 Columbus, Ohio 43215
 County: Franklin

5. Provide contractor’s location from which all or most of contract work will be performed, if different from the location of principal place of business.

855 Grandview Ave, Suite 300
 Columbus, Ohio 43215
 County: Franklin

6. Identify all state contracts which the selected vendor has had approved by the Controlling Board since the beginning of the last fiscal year through this fiscal year to date. Also include contracts approved for this agency or institution of higher education.

a. Total number of contracts: 14

b. For each contract, list the state agency and the contract amount.

Agency	Contract/Agreement Amount	FY
The Ohio State University	\$1,390,000.00	2022
Kent State University	\$35,000.00	2022

7. Provide the following employee information:	Nationwide	Ohio
Total Number of Employees	2,041	93
Percentage of Women	21.7%	11.5%
Percentage of Minorities	13.6%	6.4%

8. What percent of the work will be done by subcontractors? 48%

If more than 50%, provide the following employee information.

Subcontractor	Nationwide # of Employees	Nationwide % of Women	Nationwide % of Minorities	Ohio # of Employees	Ohio % of Women	Ohio % of Minorities
N/A						

9. Fee Analysis: For professional design, construction management at risk, or design-build services, also provide a fee analysis which includes the following:

a. Total estimated construction cost: \$59,226,782.00

b. Provide the following information regarding the vendor’s fees for the services to be performed.

Fee Analysis	Contract Amount	Percent of Total Construction Cost
Professional Design Services and/or Construction Management Services / Design-Build Services	\$382,711.00	.007%
Personnel Costs	\$0.00	0%
Testing and Special Inspections	\$0.00	0%
General Conditions	\$0.00	0%
Design Services Fees (A/E of Record in Design-Build Contract only)	\$0.00	0%
Other - Reimbursable Expenses	\$0.00	0%

Refer to the requirements of Revised Code Sections 153.65-153.70.

This document is an attachment to the Architect/Engineer Agreement Recommendation (L110-01).

Professional Services Response (330) List

State of Ohio Standard Forms and Documents

Project Name:	New Animal Disease Diagnostic Laboratory	Project Number	AGR-210001	RFQ Publish Date	
Owner	AGR	Project Manager	Lane	RFQ Response Deadline	10/24/2022
Discipline	Commissioning	<i>(if applicable)</i>			

	Company	Name	Address	E-mail Address
1	Korda/Nemeth Engineering, Inc.	Eric C. Stephens	1650 Watermark Drive, Suite 200 Columbus, Ohio 43215	eric.stephens@korda.com
2	Four Seasons Environmental, Inc.	Nick McDonald	43 New Garver Road Monroe, Ohio 45050	nmcdonald@fseinc.net
3	MOTZ CONSULTING ENGINEERS, INC.	Suzie Murdock	4182 Worth Ave #I-115 Columbus, Ohio 43219 447 Morgan Street Cincinnati, OH 452066	suzie@motzengineering.com
4	The Brewer-Garrett Company	Jeffrey Zellers	6037 Frantz Road, Suite 105 Columbus, Ohio 43017	jzellers@brewer-garrett.com
5	IMEG Corp.	Douglas Smith	855 Grandview Ave., Suite 300 Columbus, OH 43215	douglas.r.smith@imegcorp.com
6	RMF Engineering, Inc., PC	Vincent Jarrett	2323 W. 5th Avenue, Suite 148 Columbus, OH 43204	vincent.jarrett@rmf.com
7				
8				
9				
10				

Professional Services Statement of Qualifications Score Tally Sheet

State of Ohio Standard Forms and Documents

Project Name	New Animal Disease Diagnostic Laboratory - Revised	Project Number	AGR-210001
Project Manager	Lane	RFQ Publish Date	
Owner	AGR	SOQ Due Date	
Discipline	Commissioning		

Firm Name	1a	1b	1c	2a	2b	2c	2d	3a	4a	4b	5a	5b	5c	5d	Total	Rank
<i>*Denotes short-listed firms.</i>																
1 RMF Engineering, Inc., PC *	20	8	12	34	34	22	21	42	9	7	10	41	16	19	295.0	
2 IMEG Corp. *	20	8	0	31	36	24	23	55	10	6	5	42	12	14	286.0	
3 Four Seasons Environmental, Inc. *	20	8	4	26	22	17	16	36	8	6	30	24	13	19	249.0	
4 The Brewer-Garrett Company	20	8	0	23	21	15	18	25	2	6	17	0	15	18	188.0	
5 Korda/Nemeth Engineering, Inc.	20	8	0	23	22	17	16	30	2	6	1	2	12	19	178.0	
6 MOTZ CONSULTING ENGINEERS, INC.	20	8	4	21	22	13	13	28	2	6	11	0	12	17	177.0	
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	

Approval: DocuSigned by: Jill Hoobler
 Selection Coordinator 21C8E3F23C1947A...

SH
 Reviewer Initials

* Program Manger approval in Oaks 2.0

PS Statement of Qualifications Score Tally Sheet

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Project Name New Animal Disease Diagnostic Laboratory - Revised
 Rater 1

	Firm Name	1a	1b	1c	2a	2b	2c	2d	3a	4a	4b	5a	5b	5c	5d	Total
1	Korda/Nemeth Engineering, Inc.	5	2	0	5	5	2	0	0	1	1	0	0	1	5	27.0
2	Four Seasons Environmental, Inc.	5	2	1	6	6	3	3	6	2	1	6	7	3	5	56.0
3	MOTZ CONSULTING ENGINEERS, INC.	5	2	1	5	5	2	2	5	1	1	0	0	3	4	36.0
4	The Brewer-Garrett Company	5	2	0	5	3	1	1	3	1	1	0	0	4	5	31.0
5	IMEG Corp.	5	2	0	5	8	5	4	13	2	1	3	11	0	0	59.0
6	RMF Engineering, Inc., PC	5	2	3	8	7	3	3	7	2	2	5	10	4	4	65.0
7																0.0
8																0.0
9																0.0

PS Statement of Qualifications Score Tally Sheet

State of Ohio Standard Forms and Documents

Project Name New Animal Disease Diagnostic Laboratory

Rater 2

	Firm Name	1a	1b	1c	2a	2b	2c	2d	3a	4a	4b	5a	5b	5c	5d	Total
1	Korda/Nemeth Engineering, Inc.	5	2	0	5	5	4	4	9	0	2	0	0	4	5	45.0
2	Four Seasons Environmental, Inc.	5	2	1	5	3	2	2	10	2	2	8	7	4	5	58.0
3	MOTZ CONSULTING ENGINEER	5	2	1	4	5	2	2	8	0	2	3	0	4	5	43.0
4	The Brewer-Garrett Company	5	2	0	5	5	3	4	8	0	2	6	0	4	4	48.0
5	IMEG Corp.	5	2	0	9	10	5	5	14	3	2	0	13	5	5	78.0
6	RMF Engineering, Inc., PC	5	2	3	9	9	5	5	12	3	2	0	13	5	5	78.0
7																0.0
8																0.0
9																0.0

PS Statement of Qualifications Score Tally Sheet

State of Ohio Standard Forms and Documents

Project Name New Animal Disease Diagnostic Laboratory

Rater 3

	Firm Name	1a	1b	1c	2a	2b	2c	2d	3a	4a	4b	5a	5b	5c	5d	Total
1	Korda/Nemeth Engineering, Inc.	5	2	0	4	4	4	4	8	0	2	0	0	3	5	41.0
2	Four Seasons Environmental, Inc.	5	2	1	6	4	3	2	10	2	2	8	8	3	5	61.0
3	MOTZ CONSULTING ENGINEER	5	2	1	4	4	2	2	7	0	2	3	0	3	5	40.0
4	The Brewer-Garrett Company	5	2	0	5	5	3	5	7	0	2	6	0	4	4	48.0
5	IMEG Corp.	5	2	0	9	10	5	5	14	3	2	0	13	5	5	78.0
6	RMF Engineering, Inc., PC	5	2	3	8	9	5	5	13	3	2	0	13	4	5	77.0
7																0.0
8																0.0
9																0.0

PS Statement of Qualifications Score Tally Sheet

State of Ohio Standard Forms and Documents

Project Name New Animal Disease Diagnostic Laboratory

Rater 4

	Firm Name	1a	1b	1c	2a	2b	2c	2d	3a	4a	4b	5a	5b	5c	5d	Total
1	Korda/Nemeth Engineering, Inc.	5	2	0	9	8	7	8	13	1	1	1	2	4	4	65.0
2	Four Seasons Environmental, Inc.	5	2	1	9	9	9	9	10	2	1	8	2	3	4	74.0
3	MOTZ CONSULTING ENGINEER	5	2	1	8	8	7	7	8	1	1	5	0	2	3	58.0
4	The Brewer-Garrett Company	5	2	0	8	8	8	8	7	1	1	5	0	3	5	61.0
5	IMEG Corp.	5	2	0	8	8	9	9	14	2	1	2	5	2	4	71.0
6	RMF Engineering, Inc., PC	5	2	3	9	9	9	8	10	1	1	5	5	3	5	75.0
7																0.0
8																0.0
9																0.0

Professional Services Interview Scores

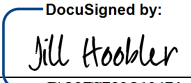
State of Ohio Standard Forms and Documents

Project Name	New Animal Disease Lab	Project Number	AGR-210001
Project Manager	Lane Beougher	Discipline	Commissioning
Owner	AGR	Interview Date	11/17/2022

	Firm Name	Rater #1	Rater #2	Rater #3	Rater #4	Total Score
1	IMEG Corp *	1	1	1	1	4.00
2	RMF Engineering	2	2	2	2	8.00
3	Four Seasons Environmental	3	3	3	3	12.00

*Denotes selected firm.

Approval:

DocuSigned by:

 Selection Coordinator Certification


 Reviewer Initials

* Chief of Projects approval in Oaks CI 2.0