

Request for Qualifications (Design-Build Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Local Agency

Project Name	<u>Preserving Ohio's CCC Legacy</u>	Response Deadline	<u>July 24th 2025 4:00pm</u> local time
Project Location	<u>Various Locations (2045 Morse Rd. Columbus, Ohio 43229)</u>	Project Number	<u>DNR-250023</u>
City / County	<u>Various / Various</u>	Project Manager	<u>Jason Collins</u>
Owner	<u>Ohio Dept. of Natural Resources</u>	Contracting Authority	<u>Local Agency (ODNR)</u>
Delivery Method	<u>Design-Build</u>	Prevailing Wages	<u>State</u>
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested (PDF)	<u>1</u>

Submit the requested number of Statements of Qualifications (Form F110-330) directly to engineering@dnr.ohio.gov. See Section G of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to engineering@dnr.ohio.gov 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 <https://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.

Project Overview

A. Project Description

The Ohio Department of Natural Resources (ODNR) is seeking a qualified team of craftsmen to restore and preserve some of the most iconic structures in the State of Ohio. The Civilian Conservation Corps (CCC) produced a style of park facility that has changed the landscape of our nation. These hand-crafted structures, made from natural stone and timber, can be found in numerous Ohio State Parks and State Forests. The selected team must possess and demonstrate experience in restoration practices of historic buildings. The project scope includes: eight open shelter houses of varying sizes, one day lodge, one fire watch tower built by the CCC in the 1930s, restoration of stone walls and walkways at scenic overlooks and one historic barn (that predates this era but was used by the CCC). The locations for these projects are as follows:

Hocking Hills State Park/Forest near Logan
Jefferson Lake State Park near Steubenville
John Bryan State Park near Yellow Springs
Mohican State Forest near Mansfield
Blue Rock State Park/Forest near Zanesville

As the project progresses, the scope may be amended to include additional facilities at other locations if budget and schedule should allow.

The Program of Requirements (POR) will be provided as part of this project by the Criteria Architect/Engineer (CAE). ODNR has contracted with Duket Architects Planners (CAE) who has completed an initial study of each structure leading to the development of criteria documents.

All aspects of the project and related issues will be implemented and operated in a manner consistent with ODNR's policies and procedures.

The era of bold conservation championed by President Franklin D. Roosevelt's New Deal agenda still echoes today. Public works programs such as the Civilian Conservation Corps (CCC) and Works Progress Administration (WPA) provided vocational training and a way to earn a living for millions of young men during the Great Depression. Many construction projects from the New Deal Era (1930s-1940s) remain in Ohio, including bridges, shelter houses, trails, and more. The Ohio Department of Natural Resources is responsible for the management of numerous parks, forests and other recreational properties across the state. Today, the history of the CCC is of special significance to those who visit Ohio's state parks and forests, as the agency and the young men it employed are responsible for developing many of the State's most beloved recreational sites. The historically accurate restoration of these facilities is a priority as ODNR approaches the 100th anniversary of the New Deal Program.

In order to properly restore and preserve these structures, the DB team is to remain sensitive to the selection and method of installation of period correct materials.

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Construction activities include but are not limited to:

- stone masonry rehabilitation
- tuckpointing of floors, walls and chimneys
- timber frame log restoration and replacements
- wood shingle roof replacements
- site drainage improvements
- restoration of finishes

It is ODNR's goal to remove materials and systems not consistent with period building methods.

B. Scope of Services

The Owner will be requesting a GMP as part of the Best Value selection process on an accelerated construction schedule for a limited portion of the work; therefore, self-performed work will be approved, subject to the firm submitting an acceptable subcontractor plan. ODNR expects work to begin in October of 2025. The shortlisted firms are treated as approved subcontractors for this purpose. There will be no obligation for the selected firm to solicit bids from subcontractors for the purpose of comparing the price of proposed self-performed work. In addition, the contingency utilization provisions related to the award of a low subcontractor bid are waived for the GMP at time of selection. These waivers only apply to the limited scope at these locations. Future GMPs will be negotiated in concurrence with the contract.

The selected Design-Builder ("DB"), as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Contracting Authority and/or Owner, the breakdown of the Agreement detailed cost components, to address the Owner's project requirements and refine the project schedule. Participate in the Encouraging Diversity, Growth & 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: develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Schematic Design, Design Development, Subcontractor Prequalification and Bidding process, Construction Documents, Construction and Closeout stages.

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 <https://ofcc.ohio.gov>.

The preconstruction and construction services are generally described below. Subcontracts including Plumbing, Fire Protection, HVAC, and Electrical trades will be awarded by the DB to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority and the Owner, the Criteria A/E and the DB. The Contracting Authority and/or Owner shall have access to all books, records, documents and other data in the DB's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

Preconstruction Services: The DB will work cooperatively with the Contracting Authority and/or Owner, Criteria A/E and Project Team, and will provide, among other services, schedule development, estimate development, program verification, schematic design, design development, Guaranteed Maximum Price ("GMP") proposal, subcontractor prequalification and bidding, construction documents preparation, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at a stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the DB, together with the Architect/Engineer of Record's ("AOR") detailed listing of any incomplete design elements and the AOR's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). Contingent upon the Contracting Authority's approval of the GMP, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). If the proposed Contract Sum exceeds the Project Budget established for construction, then the Contracting Authority may terminate the agreement with the DB and seek proposals from other firms for completion of the Project.

Construction Services: The DB shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The DB shall hold all subcontracts and shall be fully responsible for the means and methods of construction, weekly progress meetings, testing and inspections, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations including monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Contracting Authority. All subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Contracting Authority reserves the right to approve the DB's selection of subcontractors and any supplemental terms to the subcontract form.

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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 with historical restoration projects
2. Ability to handle unanticipated field conditions with flexibility and creativity.
3. Experience with timber framing and rustic building techniques
4. Experience with custom stone masonry work
5. Experience with NPS Standards for Preservation of Historic Structures
6. Experience in managing on-site construction means and methods.
7. Ability to adhere to a designated budget considering current market conditions.
8. Experience / familiarity with subcontracting markets of applicable location.
9. Experience with expedited project delivery including design, bidding and construction schedule management and phasing of construction projects.
10. Experience working for state and/or other governmental agencies.

C. Funding / Estimated Budget

Total Project Cost	<u>\$2,750,000.00</u>	State Funding	<u>\$2,750,000.00</u>
Construction Cost	<u>\$2,600,000.00</u>	Other Funding	<u>N/A</u>

D. Anticipated Schedule

DB Preconstruction Services Start	<u>10 / 25</u>
Construction Stage Notice to Proceed	<u>10 / 25</u>
Substantial Completion of all Work	<u>06 / 27</u>
DB Services Completed	<u>06 / 28</u>

E. EDGE Participation Goal

Percent of the DB's total compensation excluding DB's Contingency* 5.0%

*Preconstruction Stage Compensation plus Contract Sum minus DB's Contingency

F. Evaluation Criteria for Selection

Selection Criteria: The DB will be selected using (i) qualifications-based process during the Request for Qualifications ("RFQ") stage to develop a short list and (ii) best value process during the Request for Proposal stage. The qualifications-based criteria for the RFQ is included in this announcement. The best value criteria used in evaluating proposals from short listed firms will include such factors that are determined to derive or offer the greatest value to the State and Owner, combining both qualifications and fee.

Short List: Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. After evaluating the responses to this RFQ, the Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Contracting Authority determines that fewer than three firms are qualified, it will only select the qualified firms.

Request for Proposal: The short-listed firms shall be sent a Request for Proposal ("RFP") that will invite the firms to submit pricing proposals containing their proposed preconstruction stage compensation, construction stage personnel costs, itemized construction stage general conditions costs, construction stage contingency percentage, construction stage design fee percentage, and design-build fee percentage. The short-listed candidates will also receive (i) form of the Agreement with the Contracting Authority containing the contract terms and conditions, (ii) set of the most recent criteria documents and (iii) proposed Project schedule. *Non awarded, short-listed firms will receive a stipend for a fully completed GMP submission.*

Pre-Proposal Meeting: Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority and the Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Contracting Authority and the Owner questions in an individual setting to help the firms prepare their responses to the RFP. The Contracting Authority will notify each short-listed firm to schedule individual times for the pre-proposal meetings.

Interview: After submitting responses to the RFP, the short-listed firms will be interviewed by the Contracting Authority and representatives of the Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please

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be prepared to discuss with specificity the firm's capacity to conduct this work in compliance with the timetable, budget and EDGE expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

Selection Schedule: Tentative schedule is subject to change.

Qualifications Due	7/24/25
RFP issued to the Short-Listed Firms	8/5/25
Interviews	8/22/25
Selection of DB	8/25/25

Cancellation and Rejection: The Contracting Authority reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

Interested DB 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 DB's team. The EDGE Affidavit and / or waiver request letter and Demonstration of Good Faith Effort form(s) with complete documentation must be attached to the DB's Proposal. Both forms can be accessed via the OFCC website at <https://ofcc.ohio.gov>.

If the DB firm intends to receive points for exceeding the EDGE Participation Goal, it must provide BOTH a completed *Commitment to Participate* form AND a completed *Statement of Intent to Contract and to Perform* forms signed by both parties with its *Statement of Qualifications*.

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.

Interested DB firms must indicate on their *Statement of Qualifications*, the locations where their services will be performed in the spaces provided or by attachment in accordance with the requirements of Executive Order 2019-12D related to providing services only within the United States and the requirements of Executive Order 2022-02D prohibiting purchases from or investment in any Russian institution or company. Failure to do so may cause their *Statement of Qualifications* to be rejected.

G. Submittal Instructions

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.

Paper copies of the *Statement of Qualifications*, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

Facsimile copies of the *Statement of Qualifications* will not be accepted.

Statements of Qualifications must be submitted electronically by email. Submittals are limited to one email with a maximum file size of 25 MB.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority in response to this RFQ and subsequent RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. Management Systems: Describe the scheduling and cost control systems the firm would propose to use for the Project.

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4. Self-Performed Work: Indicate whether the firm intends to self-perform any work on the Project through a competitive process and, if so, the nature of the work and capability to self-perform.
5. Estimating: Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
6. Scheduling: Demonstrated track record of performance managing projects to the original schedule.
7. Relevant Experience: Describe the project team's experience with historical preservation projects.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: 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.

Design-Build Selection Rating Form

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Project Name SW CCC Structure Restorations Proposer Firm _____
 Project Number DNR-250023 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 5 points)			
a. Proximity of firm to project site	Less than 100 miles	2	
	100 miles to 150 miles	1	
	More than 150 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$500,000	3	
	\$500,000 to \$2,000,000	2	
	More than \$2,000,000	1	
2. Primary Qualifications (Maximum 35 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 25
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 coordinate construction documents and develop accurate estimates and schedules	0 - 5	
d. Construction administration staff	Experience / ability of field representatives to identify and solve issues during construction	0 - 10	
3. Key Consultant Qualifications (Maximum 15 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 10	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 15 points)			
a. Previous team collaboration	Less than 1 sample project	0	Max = 3
	1 to 3 sample projects	2	
	More than 3 sample projects	3	
b. Experience w/ historical preservation projects	Less than 10 projects	2	Max = 5
	10 or more projects	5	
c. Experience w/ restoring timber frame structures	Less than 10 projects	2	Max = 5
	10 or more projects	5	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
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 2 projects	0 - 3	
	2 to 4 projects	4 - 6	
	More than 4 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	
		Subtotal	

* Must be comprised of consulting firm(s) and NOT the lead firm - For more information on scoring this and other criteria refer to [Document F199-01 - PS Selection Rating Rubric](#).
 ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and DB's Contingency
 *** Leadership in Energy & Environmental Design administered by Green Business Certification Inc.

Notes:

Evaluator:

Name _____

Signature _____ Date _____