

# Request for Qualifications (Commissioning Agent)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	<u>Brain &amp; Spine - AHU Review/Repair</u>	Response Deadline	<u>10/01/2025</u>	<u>2:00 PM</u>	<u>local time</u>
Project Location	<u>Brain and Spine Hospital (0372)</u>	Project Number	<u>OSU-200524</u>		
City / County	<u>Columbus/ Franklin</u>	Project Manager	<u>Alexandra Radabaugh</u>		
Owner	<u>The Ohio State University</u>	Contracting Authority	<u>Local Higher Education</u>		
Delivery Method	<u>Construction Manager at Risk</u>	Prevailing Wages	<u>State</u>		
No. of paper copies requested (stapled, not bound)	<u>0</u>	No. of electronic copies requested on CD (PDF)	<u>1</u>		

Submit the Statements of Qualifications (Form F110-330) via email to [Brain\\_Spine\\_-\\_AHU\\_ReviewRepair.01\\_Selection2@docs.e-builder.net](mailto:Brain_Spine_-_AHU_ReviewRepair.01_Selection2@docs.e-builder.net). 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 Alexandra Radabaugh at [radabaugh.52@osu.edu](mailto:radabaugh.52@osu.edu) with the project number included in the subject line (no phone calls please). Questions will be answered and posted to Opportunities page on the OFCC website at [Project Opportunities](#) 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

The Ohio State University Wexner Medical Center (OSUWMC) Brain and Spine Hospital located at 300 W. 10th Ave Columbus, Ohio 43210, is predominantly served by thirteen (13) custom air handling units. These AHU's, installed in 1984-1985, are located inside mechanical equipment rooms on the first, fourth, fifth and thirteenth floors of the building. AHU-1, 2, 3 and 8 are single pass units AHU-4, 5 and 6 are dual deck units (AHU-7 is a multizone unit AHU-9 and 10 are 100% OA units with AHU-11 and 12 acting as associated heat recovery units.

The scope of this project is to repair or replace the thirteen (13) custom air handling units serving the Brain and Spine Hospital. All controls, as they relate to the AHUs, shall be converted from pneumatic to direct digital controls (DDC) and integrated with the existing Building Automation System (BAS).

The primary goals of the project are:

1. To safely replace or repair the AHU components in a methodical, phased sequence of construction with the occupied hospital area(s) being temporarily served by a roof or grade mounted HVAC unit(s). The hospital areas will not be shutdown of HVAC service unless on a weekend for unit switchovers, with appropriate approvals by WMC.
2. To analyze each AHU with respect to overall condition of the unit cabinet including the flooring.
3. To have the AHUs deliver a design airflow based on building IAQ and a future anticipated load.
4. To have the AHUs meet the HVAC requirements of ANSI/ASHRAE/ASHE Standard 170 – 2017 – Ventilation of Healthcare Facilities. The AHUs shall be designed to comply with ASHRAE 90.1 – 2016 according to OSU Division 18, Sustainability Standards.

A previous study has been developed and will be shared with the shortlisted firms

This project is required to be constructed and delivered within a collaborative BIM-enabled environment following The Ohio State University BIM Project Delivery Standards.

This project is required to deliver asset tagging within a collaborative BIM-enabled environment. The Primary firm submitting for the project will be required to have the expertise capable of meeting this requirement and is responsible to support their subcontractors to meet this requirement. The Asset Tagging Workflow and the OSU PDS Tools can be accessed via the OSU FOD website (<https://fod.osu.edu/resources>) under Design Guidelines, Specifications, Standards; Specifications and Standards; Building Information Modeling (BIM).

#### B. Scope of Services

The objective of commissioning is to provide documented confirmation that a facility fulfills the functional and performance requirements of the building owner, including but not limited to fundamentals contained within Climate Action Plan, The Ohio State University's Sustainable Design and Construction Policy, and Integrated Energy & Environmental Implementation Strategies. To reach this goal it is necessary for the commissioning process to develop and document the

## Request for Qualifications (Commissioning Agent) continued

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owner's criteria for system function, performance, and maintainability, as well as, to verify document compliance with these criteria throughout design, construction, start-up, initial operation and seasonal operation. In addition, complete electronic operation and maintenance (O&M) manuals, as well as training on system operations should be provided to the building operators to ensure the building continues to operate as intended. The Commissioning Agent (CxA) will develop the Owner's Project Requirements (OPR).

The University is committed to commissioning this facility, at the completion of each construction phase, to ensure that all systems are well designed, complete and functioning properly upon each phased turnover, occupancy and through all seasons, and that staff has adequate system documentation and training. Maximizing energy conservation is a critical component of the design goals to comply with the Sustainable Design and Construction Policy. The CxA will assist in providing design review comments, commissioning related documents to incorporate into the construction documents and a commissioning plan for the project to ensure that the Sustainable Design and Construction Policy requirements of the project are met. The anticipated Building systems to be commissioned include but are not limited to: HVAC equipment and systems, temperature controls, renewable energy systems (if any), electrical, fire alarm, and plumbing.

The CxA will be involved from the design phase through warranty phase. CxA will be responsible for reviewing and thoroughly documenting the Owner's Project Requirements and providing input on the Basis of Design through reviews and interaction with the Project Engineer, University Architect, University Engineering, Facilities Operations and Development, and the A/E. The primary role of the CxA during the overall design phase is to develop detailed commissioning specifications, and to review design to ensure it meets the Owner's objectives as well as The Ohio State University's Sustainable Design and Construction Policy. During construction, the CxA coordinates the execution of a testing plan, which includes observing and documenting all systems' performance to ensure that systems are functioning in accordance with the Owner's objectives and the contract documents. The CxA is not responsible for design or general construction scheduling, cost estimating, or construction management, but it may be necessary to assist with problem solving non-conformance issues and deficiencies. The CxA will be required to provide input on the overall master schedule where they are to perform tasks.

The selected CxA, 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 Consultant 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.

The CxA may be responsible for contracting with an outside firm for independent testing and balancing of systems.

The project team (Owner / A/E / CxA / Contractor) will be required to utilize Trimble Unity Construct, the University's Project Management System, for all compatible services required by the University.

The project shall follow the applicable University Sustainability Standards. [https://fod.osu.edu/sites/default/files/div\\_18.pdf](https://fod.osu.edu/sites/default/files/div_18.pdf). The Commissioning Agent shall review, comment, and participant in all aspects of the standards applicable to their scope of work.

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

The CxA will comply with applicable OSU Wexner Medical Center policies, including the Identification Badge Policy, which incorporates the Non-discretionary Vaccination Policy/Employee Health Infection Control and Background Check Policies, as identified at <https://wexnermedical.osu.edu/utility/footer/vendor-interaction>. The CxA is responsible for all costs incurred related to compliance with these policies.

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. Multi-phased renovation experience in an occupied Medical / Healthcare facility as a Commissioning Agent
2. Experience in the operations and troubleshooting of building control systems, and MEP systems
3. Experience in writing commissioning specifications
4. Experience with Sustainable Design and Construction

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must have been completed by the Commissioning Firm.



# Commissioning Agent Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name Brain & Spine - AHU Review/Repair Proposer Firm \_\_\_\_\_  
 Project Number OSU-200524 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 80 miles	5	
	80 miles to 120 miles	2	
	More than 120 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$1,000,000	0	
	\$1,000,000, to \$2,000,000	1	
	More than \$2,000,000	2	
c. Number of relevant professionals	Less than 2 professionals	1	Max = 3
	2 to 8 professionals	2	
	More than 8 professionals	3	
<b>2. Primary 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 administration lead	Experience / ability to effectively administer project controls and processes	0 - 5	
c. Technical staff	Experience / ability of technical staff to verify 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 additional point for every 2 percent increase in professional services over the advertised EDGE participation goal	0 - 5	
<b>4. Overall Team Qualifications (Maximum 10 points)</b>			
a. Previous team collaboration	Less than 2 sample projects	0	
	2 to 4 sample projects	2	
	More than 4 sample projects	5	
b. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
<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 primary firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		<b>Subtotal</b>	

**Notes:**

**Evaluator:**

Name \_\_\_\_\_

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