

Request for Qualifications (Registered Design Professional*)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Replace Chillers (2)</u>	Response Deadline	<u>10/9/2025</u> <u>2:00 PM</u> local time
Project Location	<u>444 W. 3rd St., Dayton, OH 45402</u>	Project Number	<u>FAC 26-07 SCC-002607</u>
City / County	<u>Dayton / Montgomery</u>	Project Manager	<u>Jim Fauzey</u>
Owner	<u>Sinclair Community College</u>	Contracting Authority	<u>Local Higher Education</u>
Delivery Method	<u>General Contracting</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>

* "Registered Design Professional includes any architect holding a certificate issued under section 4703.10 of the Revised Code, any landscape architect holding a certificate issued under section 4703.36 of the Revised Code, or any engineer holding a certificate issued under section 4733.14 of the Revised Code." (Ohio Building Code section 4101:1-2-01 Definitions)

Submit the requested number of *Statements of Qualifications* (Form F110-330) directly to Purchasing at RFP@sinclair.edu. The current version of this form is found at <https://ofcc.ohio.gov/>. See Section J of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to RFP@sinclair.edu with the project number included in the subject line (no phone calls please). Questions are due on **September 25, 2025 by 2:00PM EST**. Questions will be answered via a Q&A addendum and posted online on the [OFCC's Opportunities page](#) under the *Qualifications-based RFQs* tab.

Project Overview

A. Project Description

The project is a follow on phase to the replacement of end of lifecycle chiller equipment at the Dayton campus core facilities Buildings 1 – 20. Replacement of aging chillers, associated controls, support piping (chilled water, condenser water and refrigerant relief), valves, pumps and new electrical power connections. Engineering evaluation of existing refrigerant purge exhaust systems and upgrade thereof if not appropriate for current mechanical room safety codes. Reprogramming and or replacement of existing refrigerant monitors based on new chiller refrigerants. Upgrade of DDC chiller plant controls where current control panel is vintage outdated system, i.e. Siemens MBC panel upgrade to PXC version. Project scope may involve several buildings depending on construction estimates against the project budget.

The selected design team will have experience in the design & construction administration of similar renovation/replacement projects. Important elements in the selection process will be experience in ensuring protection of buildings and surrounding campus property. The firms must have experience in the complete design and monitoring construction of Chiller systems and respective associated pumps, piping and support systems, to ensure work meets all requirements and to ensure subsequent warranties.

B. Scope of Services

The selected A/E, 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 Architect/Engineer Agreement detailed cost components to address the Owner's project requirements.

As required by the Agreement, and as properly authorized, provide the following categories of services: Program Verification, 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 <https://ofcc.ohio.gov/>.

During the construction period, provide not less than 4 hours (excluding travel time) on-site construction administration services each week, including (1) attendance at progress meetings, (2) conduct progress meetings and provide meeting minutes, (3) a written field report of each site visit, (4) 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.

Request for Qualifications (Registered Design Professional) continued

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. Design of the piping replacement.
2. Bidding and award support.
3. Project over site during construction.
4. Construction and closeout support.

C. Estimated Budget / Funding

State Funding: \$577,500
 Other Funding: \$0
 Construction Cost: \$577,500
 Total Project Cost: \$577,500

D. Anticipated Schedule

Professional Services Start: 10 / 25
 Construction Notice to Proceed: 09 / 26
 Substantial Completion of all Work: 02 / 27
 Professional Services Completed: 05 / 27

E. Estimated Basic Fee Range (see note below)

8% to 10%

F. EDGE Participation Goal

Percent of initial Total A/E Fee: 0.0%

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 registered design professional 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 **Estimated Basic Fee Range** is calculated as a percentage of the **Estimated Budget for Construction Cost** above, including the Owner's contingency. **The Basic Fee excludes any Additional Services required for the project.**

G. Basic Service Providers Required (see note below)

Lead A/E Discipline: Architecture or Engineering
 Secondary Mechanical-Electrical-Plumbing Eng.
 Disciplines:
Select Secondary Discipline
Select Secondary Discipline

H. Additional Service Providers Required

N/A
N/A

NOTE: The lead A/E shall be (1) any architect holding a certificate issued under section 4703.10 of the Revised Code, (2) any landscape architect holding a certificate issued under section 4703.36 of the Revised Code, or (3) any engineer holding a certificate issued under section 4733.14 of the Revised Code.

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.
- Specification writing credentials and experience.
- 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.

- The selected A/E and all its consultants must have the capability to use the Internet within their normal business location(s) during normal business hours.

J. Submittal Instructions

Statements of Qualifications must be submitted electronically to RFP@sinclair.edu and limited to one email with a maximum file size of 25 MB.

Firms are required to submit the current version of the *Statement of Qualifications* (Form F110-330) available via the OFCC website at <https://ofcc.ohio.gov>.

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.

Registered Design Professional Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Replace Chillers (2) Proposer Firm _____
 Project Number FAC 26-07 | SCC-002607 City, State, Zip _____

Selection Criteria		Value	Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)			
a. Proximity of firm to project site	Less than aa miles	5	
	aa miles to bb miles	2	
	More than bb miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$cc	2	
	\$cc to \$dd	1	
	More than \$dd	0	
c. Number of licensed professionals	Less than ee professionals	gg	Max = 3
	ee to ff professionals	hh	
	More than ff professionals	ii	
2. Primary Firm Qualifications (Maximum 30 points)			
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 - jj	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - kk	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - ll	
3. Key Consultant Qualifications (Maximum 20 points)			
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	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than mm sample projects	1	Max = 3
	mm to nn sample projects	2	
	More than nn sample projects	3	
b. LEED** Registered / Certified project experience	Registered LEED v4.0 or v4.1 projects	1	Max = 2
	Certified LEED v4.0 or v4.1 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	
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 oo projects	0 - 3	
	oo to pp projects	4 - 6	
	More than pp 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 qq projects	0 - 1	
	qq to rr projects	2 - 3	
	More than rr projects	4 - 5	
* Must be comprised of registered professional design consulting firms and NOT the lead firm - For more information on scoring this and other criteria refer to Document F199-01 - PS Selection Rating Rubric . ** Leadership in Energy & Environmental Design administered by Green Business Certification Inc.™		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____