

Request for Qualifications (Architect / Engineer)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Crosley Tower Replacement</u>	Response Deadline	<u>09/22/2023</u>	<u>11:00am</u> local time
Project Location	<u>301 Clifton Court</u>	Project Number	<u>UCN-24003A</u>	
City / County	<u>Cincinnati / Hamilton</u>	Project Manager	<u>Phil Mitchell</u>	
Owner	<u>University of Cincinnati</u>	Contracting Authority	<u>Local Higher Education</u>	
Delivery Method	<u>CM at Risk</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 Phil Mitchell at philip.mitchell@uc.edu. See Section J of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Phil Mitchell at Philip.mitchell@uc.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.

Project Overview

A. Project Description

The University of Cincinnati requests qualifications for professional design services for a new academic and research facility to replace the existing Crosley Tower on the Uptown West Campus. The site is bounded on the north and west by Clifton Court Drive, to the south by Rieveschl Hall, and to the east by the green space between Langsam Library and Crosley Tower, part of which will be used to create an access drive from Martin Luther King Drive to the Rieveschl Hall connector building and dock.

The University of Cincinnati is a dense urban university with a strong campus master plan that subdivides the campus into eight districts. The Crosley Tower replacement site occupies the northern edge of the Clifton North District. Consistent with the master plan, the new facility will be sited to address Martin Luther King Drive more than the internal campus conditions occurring to the south. Opportunities to create small open spaces in this dense district of campus will be studied. As noted in the master plan, the overlaid geometries of the orthogonal city grid and Baldwin Quad may serve as organizing principles, but care should be exercised such that the strength of the master plan does not overwhelm the opportunity to create an integrated architecture and landscape that is sensitive to the predominantly park-like streetscape on MLK Drive between Woodside Drive and Clifton Avenue. Because the University envisions a more horizontal building as opposed to a tower, incorporating some of the 107,000 GSF Clifton Court Garage site may need to be considered.

The overall project comprises three phases for which the following total project budgets and schedules have been established:

Phase:	Total Project Budget (hard and soft costs):	Schedule:
Crosley Tower Abatement	\$10,000,000	05/2025 – 05/2026
Crosley Tower Demolition	\$15,000,000	01/2026 – 01/2027
New Facility Construction	\$215,000,000	01/2027 – 06/2029

A detailed Program of Requirements (POR) for the new facility is being developed by the University, a draft of which will be shared with the shortlisted firms prior to interviews. While primarily envisioned as a building that will support CEAS, other functions such as shared core lab facilities and support for multi-disciplinary research are being studied. The selected firm will assist the University with completing the final POR to accommodate these and other potential functions.

A brief summary of the POR as currently envisioned is as follows:

Program Objectives:

- New flexible open-bay experimental research labs and supporting shared and core research service facilities to provide for projected growth and replace existing inefficient models in CEAS (Rhodes).
- New flexible teaching labs to meet anticipated enrollments in CEAS and A&S. These labs will complement the new shared teaching lab core in Old Chemistry.
- New standardized researcher and faculty offices for the college of Engineering & Applied Science (CEAS).

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- New general-purpose centrally scheduled classrooms with capacities and configurations to support enrollments and appropriate room utilization.
- New student success and collaboration spaces.

Program by Space Type

· Classrooms	11,840
· Offices + Office Support (includes conference)	10,580
· Instructional Labs + Lab Support	25,760
· Research Labs + Lab Support (includes core labs + diversity factor)	43,000
· Support Space (Shop + Storage)	5,800
· Sub-Total	96,980
· Collaboration Student Success	15,000
· Total CEAS Program Net SF	111,980
· Total Program Net SF	111,980
· Efficiency Factor	56%
· Estimated Building Gross SF	200,000

B. Scope of Services

UC will furnish hazardous materials assessments to the selected A/E team which will include but not be limited to the following:

- Asbestos, lead, and mercury, all of which will be abated under the CMR contract in preparation for building demolitions

UC will also furnish a feasibility study of the Crosley Tower demolition to the selected A/E team.

Design services required for this project cover the following scopes of work:

- Incorporation of hazardous materials assessments into documents that assist the CMR with preparing a GMP for the abatement of Crosley Tower
- Demolition of Crosley Tower, Clifton Court Garage, and removal of all existing features on the site.
- Excavation, site preparation, and site improvements.
- All utilities and infrastructure to serve the new building, including information technology.
- New building, including building structure, new energy-efficient mechanical, electrical, and plumbing systems, complete interiors and finishes, and all new furnishings.

All design services and professional services necessary to complete the project including Program Verification, design, construction documents, and construction administration. The full scope of services is described in further detail in the Detailed Estimate of Project Costs.

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. 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: 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 16 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.

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. Qualifications and experience of proposed staff designing similar projects in an urban environment.
2. Qualifications and experience of proposed staff on similar complex academic and research laboratory facilities.
3. Qualifications and experience of proposed staff with design and administration of Construction Manager at Risk contracts following State of Ohio/OFCC requirements.

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4. Qualifications and experience of proposed staff with cost estimating and scheduling.
5. Qualifications and experience of proposed staff designing similar projects to LEED Silver or higher standards.

C. Estimated Budget / Funding

State Funding:	<u>\$0</u>
Other Funding:	<u>\$240,000,000</u>
Construction Cost:	<u>\$180,000,000</u>
Total Project Cost:	<u>\$240,000,000</u>

D. Anticipated Schedule

Professional Services Start:	<u>11 / 23</u>
Construction Notice to Proceed:	<u>01 / 25</u>
Substantial Completion of all Work:	<u>07 / 29</u>
Professional Services Completed:	<u>12 / 29</u>

E. Estimated Basic Fee Range (see note below)

4.5% to 5.5%

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 **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:	<u>Architecture</u>
Secondary	<u>Structural Engineering</u>
Disciplines:	<u>Mechanical-Electrical-Plumbing Eng.</u>
	<u>Fire Protection Engineering</u>
	<u>Landscape Architecture</u>
	<u>Civil Engineering</u>

H. Additional Service Providers Required

<u>Laboratory Planning</u>
<u>Loose Furniture Design</u>
<u>Environmental Graphic Design</u>
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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.
- 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.

Interested A/E firms are required to address how they will implement Building Information Modeling ("BIM") on the project, experience and level of training of staff related to BIM, incorporation of team partners that have previous BIM experience, and an understanding of collaborative BIM processes, including but not limited to the *State of Ohio BIM Protocol* available at the OFCC website at <https://ofcc.ohio.gov>.

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) 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 <https://ofcc.ohio.gov>. The *Intent to Contract and to Perform* form is again required at the Fee Proposal stage.

If the A/E 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 A/E 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.

J. Submittal Instructions

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

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. Also, please label the CD or DVD and the sleeve with the project number and firm name if applicable.

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

State of Ohio Standard Forms and Documents

Project Name Crosley Tower Replacement Proposer Firm _____
 Project Number UCN-24003A 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 50 miles	5	
	50 miles to 150 miles	2	
	More than 150 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$2,000,000	2	
	\$2,000,000 to \$5,000,000	1	
	More than \$5,000,000	0	
c. Number of licensed professionals	Less than 5 professionals	1	Max = 3
	5 to 10 professionals	2	
	More than 10 professionals	3	
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 - 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	
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 3 sample projects	1	Max = 3
	3 to 6 sample projects	2	
	More than 6 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 3 projects	0 - 3	
	4 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 4 projects	0 - 1	
	4 to 6 projects	2 - 3	
	More than 6 projects	4 - 5	
* Must be comprised of professional design services 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 _____