

Request for Qualifications (Design-Build Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name National Polymer Innovation Center
109 Tenant Improvement Response Deadline 05/27/2026 1:30 PM local time

Project Location 240 South Forge Street Project Number 260004
City / County Akron / Summit Project Manager Jim Haskell
Owner The University of Akron Contracting Authority Local Higher Education
Delivery Method Design-Build Prevailing Wages Federal Davis-Bacon
Publish Date 05/13/2026
No. of paper copies requested (stapled, not bound) 4 No. of electronic copies requested (PDF) 2

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Shelly Keller at The University of Akron, 250 South Forge Street, Suite 102, Akron, Ohio 44325-9001. A drop-off box is provided in the lobby of the Polymer Engineering Academic Center. Section G of this RFQ for additional submittal instructions.

All questions are to be submitted through Workday Strategic Sourcing (WSS), which will allow everyone to see submitted questions and the answers. Questions will be answered and posted to the WSS website on a regular basis until one week before the time of RFQ submittal. This tool is located at: Vendor Registration- <https://the-university-of-akron-public-portal.us.workdaysspend.com/> . Vendors can view the project details related documents without registering. Workday Strategic Sourcing offers customer support that may be reached scoutsupport@workday.com.

Project Overview

A. Project Description

This project is a tenant improvement in laboratories located within the National Polymer Innovation Center. The purpose of this completed project is to scale up and commercialize methanotroph technology to produce new biobased chemicals, specifically targeting butadiene for green synthetic rubber.

The Program of Requirements ("POR") have been developed by the tenant, BioVerde Tech LLC

All aspects of the project and related issues will be implemented and operated consistently with the Contracting Authority and/or Owner's policies and procedures.

Add additional project description here...

1. **Lab 109: Phase 1** - Enables operation of fermentation activities using methane cylinders and locally available compressed air.
 - Utilities: Upgraded electrical service to 230V in four (4) fume hoods; plumbing and cabinetry to support water filtration system install, glassware washer, larger sink, and acid neutralization system beneath the sink.
 - Lab Modifications: Removal of the black top bench at the entrance; installation of a bench-mounted cylinder rack for argon and helium; and utility support rod systems installed in fume hoods #2-3 (already exists in hood #1).
 - Lab109A: Install a 2-inch cable grommet at the existing bench opening to support cable protection and organization.
 - Safety System: Mount and electrical installation for a fixed gas detection system for methane and low oxygen with automated gas flow shutoffs and audible/visual alarms (horns and lights), including hardwired connections where required. Installation and programming of the safety system controller and pneumatically controlled shut off valves are done by others.
 - Install light towers inside and outside the lab
 - Install emergency stop (E-stop) at the primary egress route
 - Install methane detectors inside fume hoods #1-3 and at the methane cylinder location
 - Install Low O2 detector placed in a central location

2. **Lab 109: Phase 2** – Full build out to support piped natural gas and oxygen and tanked gases to three fume hoods (hoods #1-3) plus skid-mounted 15L large bioreactor with steam in place capability.
 - Natural Gas: Provide natural gas supply to Lab 109 (2x positions in Lab 109) and High Bay
 - Oxygen: Install external concrete pad including fencing and bollards to support vendor supplied O2 tanks. Install O2 supply lines into Lab 109 (2x positions) and High Bay
 - Utilities: Provide all necessary utilities for 15L bioreactor including electrical, drain, and gas venting to fume hood

B. Scope of Services

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 **tenant improvement cost**, value engineering, project schedules, and **tenant improvement** schedules; lead and manage the Schematic Design, Design Development, Subcontractor Prequalification and Bidding process, **tenant improvement** Documents, **Tenant Improvement**, 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 **pre-tenant improvement** and **Tenant Improvement** 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, **BioVerde Tech LLC**, and the DB. The Contracting Authority, **BioVerde Tech LLC** 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.

Pre-Tenant Improvement Services: The DB will work cooperatively with the Contracting Authority, and/or Owner, **BioVerde Tech LLC** 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, **tenant improvement** documents preparation, constructability review, permits, budgeting, value engineering, and **pre-tenant improvement** planning throughout the **pre-tenant improvement** 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 **tenant improvement**, then the Contracting Authority may terminate the agreement with the DB and seek proposals from other firms for completion of the Project.

Tenant Improvement Services: The DB shall construct the Project pursuant to the **Tenant Improvement** 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 the **tenant improvement**, weekly progress meetings, testing and inspections, project safety, project completion within the schedule agreed upon in the **pre-tenant improvement** 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 DB’s selection of subcontractors and any supplemental terms to the subcontract form.

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. Project Delivery Method: Design-Build
2. Role on Project: DB
3. LEED Status: Regular
4. Phased Project Scopes of work
5. Electrical
6. Mechanical
7. Plumbing
8. Laboratory Gas
9. General Trades

C. Funding / Estimated Budget

Total Project Cost	<u>\$318,000</u>	State Funding	<u>\$0.00</u>
Improvement Cost	<u>\$175,000</u>	Other Funding	<u>\$318,000</u>

D. Anticipated Schedule

DB Pre-Tenant Improvement Services Start	<u>06 / 26</u>
Tenant Improvement Stage Notice to Proceed	<u>07 / 26</u>
Substantial Completion of all Work	<u>08 / 26</u>
Contract Sum DB Services Completed	<u>09 / 26</u>

E. EDGE Participation Goal

Percent of the DB's total compensation excluding DB's Contingency*	<u>5.0%</u>
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*Pre-Tenant Improvement Stage Compensation plus 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 **pre-tenant improvement** stage compensation, tenant improvement stage personnel costs, itemized **tenant improvement** stage general conditions costs, **tenant improvement** stage contingency percentage, **tenant improvement** 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.

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 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	05/27/2026
RFP issued to the Short-Listed Firms	06/10/2026
Interviews	06/17/2026
Selection of DB	06/24/2026

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(es), 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* form signed by both parties with its *Statement of Qualifications*.

For all *Statements of Qualifications*, please identify the EDGE-certified Business(es), 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

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, if requested, should be combined into one PDF file named with the project number listed on the RFQ and your firm's name, followed by "SOQ". 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. **Electronic submittals are limited to a maximum file size of 25 MB.**

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.

CD/DVD copies of the *Statement of Qualifications*, if requested, should have the sleeve labeled with the project number and firm name, followed by "SOQ".

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

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 **tenant improvement** budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the **tenant improvement** 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
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.

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

State of Standard Forms and Documents

Project Name National Polymer Center Proposer Firm Proposer Firm
109/109A Tenant Improvement

Project Number 260004 City, State, Zip City, State, Zip

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 25 miles	5	
	25 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$200,000	5	
	\$200,000 to \$500,000	2	
	More than \$500,000	0	
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 - 5	
c. Technical staff	Experience / ability of technical staff to coordinate installation documents and develop accurate estimates and schedules	0 - 10	
d. Installation administration staff	Experience / ability of field representatives to identify and solve issues during installation	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 10 points)			
a. Previous team collaboration	Less than 3 sample projects	0	Max = 3
	3 to 7 sample projects	2	
	More than 7 sample projects	3	
b. LEED*** Registered / Certified project experience	Registered LEED v4 or v4.1 projects	1	Max = 2
	Certified LEED v4 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	
	3 to 7 projects	4 - 6	
	More than 7 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original tenant improvement budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 3 projects	0 - 1	
	3 to 7 projects	2 - 3	
	More than 7 projects	4 - 5	

* 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](#).
 ** Pre-Tenant Improvement 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.

Subtotal	
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RequestforQualifications(Design-BuildContract)continued

Notes:

Evaluator:

Name _____

Signature

Date

