

Request for Qualifications (Registered Design Professional*)

State of Ohio Standard Forms and Documents

Administration of Project: Local Agency

Project Name	<u>Statewide Restrooms</u>	Response Deadline	<u>July 1, 2026</u>	<u>4pm</u>	local time
Project Location	<u>Various</u>	Project Number	<u>DNR-270200</u>		
City / County	<u>Various / Various</u>	Project Manager	<u>Eric Moser</u>		
Owner	<u>Ohio Department of Natural Resources</u>	Contracting Authority	<u>Local Agency</u>		
Delivery Method	<u>CM at Risk</u>	Prevailing Wages	<u>State</u>		
Publish Date	<u>Entered By Procurement</u>				

No. of paper copies requested (stapled, not bound) 0 No. of electronic copies requested (PDF) 1

* "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 engineering@dnr.ohio.gov. See Section J 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 <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 Ohio Department of Natural Resources (ODNR) Division of Parks & Watercraft (Parks) is requesting professional services for design and construction of new or renovation of existing, public restroom facilities at various locations. Professional services will include, but are not limited to: rehabilitation of electrical, mechanical, HVAC, and water/wastewater systems; environmental, structural and geotechnical assessments; and design of minor building construction, which could include pre-fabricated buildings, and/or renovation. Anticipated work tasks for each project could include:

- On-site evaluation and meetings with facility staff to assess scope of work for individual projects.
- Preparation of investigation reports with alternative analysis, recommendations and cost estimates.
- Preparation of construction documents for selected rehabilitation or improvement projects.
- Application for and securing applicable state and local permits.
- Provide construction administration services through close-out.

Interested firms should demonstrate their ability to accommodate multiple tasks concurrently due to the unknown nature of new projects that may present themselves. ODNR is seeking consistent project management services throughout the agreement term, and the ability to react and respond quickly to task order requests.

The need to quickly perform site assessments and develop a Program of Requirements (POR) will necessitate dedicated full-time AE staffing for the initial several weeks of each contract. Shortlisted firms should identify during technical proposal how they will efficiently perform the site assessments and develop the POR.

Initial projects have been identified at:

East Fork State Park
Mohican State Park
Hocking Hills State Park
Grand Lake St. Mary's State Park
Delaware State Park
Findley State Park

Wolf Run State Park
Mosquito State Park
Maumee Bay State Park
Lake Alma State Park
East Harbor State Park

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As scope and associated costs are solidified, projects of similar types, scope and budget may be added or removed as ODNR initiatives and funding allow. Additional Parks may be added to the project and work in the listed parks may not be required.

While ODNR anticipates centralized services from the selected Consultant at the ODNR Fountain Square complex at 2045 Morse Road, Columbus, Ohio 43229, travel will be necessary to complete the services. For the purposes of scoring proximity to project site, the ODNR Fountain Square complex will be considered the project site.

Shortlisted firms will be asked to present a proposed staffing implementation plan demonstrating staff availability and a proposed phasing plan to accomplish the statewide multi-site project.

B. Scope of Services

The selected team will develop site-specific master plans or reconcile existing master plans for selected locations, beginning with the confirmation of facility and site assessments. Master plans and/or reconciliations will address the site utilization needs of various user groups, utility infrastructure needs versus constraints, and vehicular ingress/egress issues. They will also include recommended construction projects and appropriate phasing.

The development of a Program of Requirements (POR) will be included as part of the Professional Design as an Additional Service. The project scope will be evaluated, prioritized, and defined to align with the project budget. Evaluation of the project construction schedule will also be part of the POR stage. Upon award of the Agreement, the selected firm will commence by developing the Program of Requirements.

The selected firm shall apply for and obtain all necessary regulatory permits, maintain current estimates of probable construction costs through the design phase, and provide construction administration services. Permitting and/or coordination with United States Army Corps of Engineers (USACE), United States Fish and Wildlife Service (USFWS), ODNR Dam Safety Program, ODNR Division of Wildlife, Ohio Environmental Protection Agency (OEPA), State Historic Preservation Office (SHPO), and the local floodplain administrators will be required. The selected firm will provide the engineering analysis and calculations needed to advance the design, including structural, geotechnical, and hydraulics engineering.

Master plans and assessments will be made available to short-listed firms. Other relevant historical reports, assessments, inspections, and as-built drawings will be provided only to awarded firms. Additional documentation will not be provided during the initial RFQ or short-list phase of the selection process.

All design and construction shall comply with the current editions of all applicable national, state, and local codes, as well as accessibility standards, including ADA, ICC A117.1, and the ABA Outdoor Developed Areas Guidelines. The Ohio Department of Natural Resources Division of Engineering has developed a set of design guidelines for construction projects. It is expected that all architects, engineers, consultants, and contractors will be familiar with these design guidelines which will serve as the preference for all construction projects when developing final project specifications. A complete set of current guidelines is available at <https://ohiodnr.gov/business-and-industry/services-to-business-industry/design-guidelines-all>.

The selected A/E, as a portion of its required Scope of Services and prior to submitting its proposal, 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 Growth, Diversity & 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: constructability review comments on documents produced by the A/E during the Schematic Design, Design Development, and Construction Document stages; develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Subcontractor Prequalification and Bidding process, Construction and Closeout Stage.

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 12 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.

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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 new building installations.
2. Experience with permitting, including Industrial Unit permitting in the State of Ohio.
3. Experience with water/wastewater system renovations and new installations.
4. Experience with electrical, mechanical, and plumbing (MEP) system renovations and new installations.
5. Experience performing surveys.
6. Experience performing geotechnical assessments.
7. Experience performing construction administration services across multiple sites with a CMR delivery method.
8. Experience in managing construction testing services.
9. Experience life cycle cost analysis of similar types of projects.
10. Experience with State of Ohio and other public-sector construction delivery methods

C. Estimated Budget / Funding

State Funding: \$25,016,750.00
 Other Funding: \$0.00
 Construction Cost: \$21,014,070.00
 Total Project Cost: \$25,016,750.00

D. Anticipated Schedule

Professional Services Start: 10 / 26
 Construction Notice to Proceed: 11 / 27
 Substantial Completion of all Work: 11 / 29
 Professional Services Completed: 11 / 30

E. Estimated Basic Fee Range (see note below)

8% to 10%

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 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
 Secondary Engineering
 Disciplines: Civil Engineering
Plumbing Engineering
Electrical Engineering
HVAC Engineering
Select Secondary Discipline
Select Secondary Discipline
Select Secondary Discipline
Enter Secondary Discipline
Enter Secondary Discipline

H. Additional Service Providers Required

Construction Testing /Special Inspections
Geotechnical Services
Surveying
Landscape Architecture
Utility System Engineering
Cultural Services
Environmental Services
Master Planning Services
Program of Requirements Development
Hazardous Material Testing
Water/ Waste Water Engineering

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.

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- 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.

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 shall provide a plan outlining how they will integrate design and construction documents with ODNR's GIS database and asset inventory.

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(es), 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* 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 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, 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.

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

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Project Name Statewide Restrooms Proposer Firm _____
 Project Number _____ 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 125 miles	5	
	125 miles to 250 miles	2	
	More than 250 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$5,000,000	2	
	\$5,000,000 to \$10,000,000	1	
	More than \$10,000,000	0	
c. Number of licensed professionals	Less than 10 professionals	1	Max = 3
	10 to 20 professionals	2	
	More than 20 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 - 5	
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 - 10	
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 4 sample projects	1	Max = 3
	4 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 4 projects	0 - 3	
	4 to 8 projects	4 - 6	
	More than 8 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 8 projects	2 - 3	
	More than 8 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 _____