

# Request for Qualifications (Registered Design Professional\*)

## State of Ohio Standard Forms and Documents

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**Administration of Project:** Local Higher Education

Project Name	<u>15th and High Arts Plaza</u> Mershon Auditorium (0055), Sullivant Hall	Response Deadline	<u>04/02/2026</u>	<u>2:00 PM</u> local time
Project Location	<u>(0106), Wexner Center for the Arts (0386)</u>	Project Number	<u>OSU-260153</u>	
City / County	<u>Columbus / Franklin</u>	Project Manager	<u>Dan Sayer</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 (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 *Statements of Qualifications* (Form F110-330) via email to [330Submittals@osu.edu](mailto:330Submittals@osu.edu). In the subject line, include the project number and name for RFQ you are responding to. See Section J of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Dan Sayer at [sayer.38@osu.edu](mailto:sayer.38@osu.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 <https://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.

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### Project Overview

#### A. Project Description

The Ohio State University intends to revitalize its historic gateway to campus by renewing and enhancing the outdoor public space between the Wexner Center for the Arts, Mershon Auditorium, and Sullivant Hall as an updated Arts Plaza. This reimagined public realm will strengthen the prominent and welcoming connection extending from the William Oxley Thompson Memorial Library, across The Oval, and onward to University Square along High Street, completing the University's historic Long Walk.

Key project ambitions include:

- Establish a strong visual and pedestrian gateway connecting University Square along High Street to the campus core at the Ohio State Oval and William Oxley Thompson Memorial Library.
- Create a vibrant, pedestrian-focused public realm that strengthens the identity of the University's Arts District and supports both everyday campus uses and programmed events.
- Provide flexible outdoor gathering and seating areas that accommodate informal use and organized campus activities.
- Develop comfortable, accessible, tree-lined pedestrian promenades capable of supporting high volumes of daily foot traffic
- Thoughtfully revitalize, modify, and enhance the historic architectural elements within the project area
- Integrate high-quality site lighting, security, wayfinding signage, and technology infrastructure to support safety, visibility, and future campus needs

This reimagined forecourt will not simply connect spaces — it will connect eras, carrying forward the spirit of earlier campus thresholds while establishing a welcoming and enduring front door for generations to come.

The selected A/E team must demonstrate significant experience delivering prominent, multifunctional public realm landscapes that accommodate high volumes of pedestrian traffic, support institutional branding, and provide flexible environments for cultural, academic, and social activity.

The project will include an evaluation of the existing film theater, located in the basement of the Wexner Center for the Arts. This evaluation will determine whether the theater should be modified or decommissioned and demolished for the area to be integrated into the project. Utility infrastructure within the project boundaries shall be assessed and upgraded or replaced as required to support the envisioned program and long-term campus infrastructure needs.

This project will follow an aggressive design and construction schedule to ensure the projects' completion in advance of the planned construction of a new hotel within the University Square District in 2028.

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Construction Management services will be contracted separately by the Contracting Authority. The selected A/E team will be expected to collaborate closely with the University's Construction Manager during all pre-construction phases.

### B. Scope of Services

The project and construction budget as listed in this RFQ is estimated. The total project cost will be validated through design.

The project will follow an aggressive design and construction schedule to ensure the projects' completion in advance of the planned construction of a new hotel within the University Square District in 2028.

Shortlisted firms will receive a set of concept documents to aid in completing the Basis of Design.

Upon award of the Agreement, commence by confirming the Program.

The selected A/E team will be expected to collaborate closely with the University's Construction Manager during all pre-construction phases. GMP documents will be developed and submitted for review by the University prior to advancing to final Construction Documents.

The project will require regular presentations, design submissions, and coordination with:

- Design Review Board (DRB) – for conceptual, schematic, and design development approvals
- Planning, Architecture, and Real Estate (PARE) – for campus planning integration, project specific design direction, site strategy, mobility, and landscape standards
- Facilities Design and Construction (FDC) – for project management, technical review, budgeting alignment, and design compliance

The A/E team will be expected to lead preparation of presentation materials, attend formal review meetings, incorporate feedback, and manage iterative review cycles with these bodies.

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 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 Growth, Diversity & Equity (EDGE) Program as required by statute and the Agreement. Required Professional Liability Insurance will be per Exhibit A – A/E Terms and Conditions Article 7.2.6.

As required by the Agreement, and as properly authorized, provide the following categories of services: Program Verification, Schematic Design, Design Development, Construction Document Preparation, GMP Proposal and Amendment, 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>.

The selected A/E will be required to sign the standard agreement. No modifications to the requirements in the agreement will be accepted.

During the construction period, provide not less than 8 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.

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

The Ohio State University is dedicated to providing a safe and healthy environment for students, patients, staff, visitors, and contractors. While not exclusive, guidelines governing safety expectations for construction/ renovation projects within Ohio State buildings are set forth in the Building Design Standards Appendix V and are summarized here: <https://fod.osu.edu/resources>, under the section titled "Construction Site Safety Requirements."

Closeout Services: The closeout for this project is required to be delivered in an electronic cloud-based format using the e-Builder Project Management System and adhere to The Ohio State University Project Closeout Standards. The Ohio

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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

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. Signature academic, institutional, or urban civic space that is highly visible and/or connected to the public realm that has been successfully designed to accommodate high foot traffic while creating a space conducive to staying and engaging with the environment.
2. Experience with the Design Review Board (DRB)
3. Complex Public-realm projects in active academic environments
4. Experience with demolition integrated into larger campus redevelopment
5. Leadership in Project team collaboration throughout design and construction administration
6. State of Ohio and Ohio State CMR delivery environment
7. Knowledge and expertise with the City of Columbus drainage manual

For the purpose of the selection of 10 Relevant Projects in Section F of the Statement of Qualification (Form F110-330), projects must be designed by the Lead Firm.

### C. Estimated Budget / Funding

State Funding: N/A  
 Other Funding: \$2,300,000  
 Construction Cost: \$18,000,000  
 Total Project Cost: \$22,000,000

### D. Anticipated Schedule

Professional Services Start: 05 / 26  
 Construction Notice to Proceed: 02 / 27  
 Substantial Completion of all Work: 12 / 27  
 Professional Services Completed: 01 / 28

### E. Estimated Basic Fee Range (see note below)

6.5%

### F. EDGE Participation Goal

Percent of initial Total A/E Fee: 5%

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. **The Basic Fee excludes any Additional Services required for the project.**

### G. Basic Service Providers Required (see note below)

Lead A/E Discipline: Landscape Architecture OR Architecture

**\*Landscape Architecture and Architecture firms are equally eligible to serve as the lead A/E discipline for this project**

Secondary Landscape Architecture OR Architecture

Disciplines: Civil Engineering  
Structural Engineering  
MEP Engineering

### H. Additional Service Providers Required

Geotechnical Services

Lighting Design

Survey

Irrigation Design

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.
- Demonstrated ability to meet Owner's Sustainability Standards: [https://fod.osu.edu/sites/default/files/div\\_18.pdf](https://fod.osu.edu/sites/default/files/div_18.pdf).
- Previous experience compatible with the proposed project (e.g., type, size).

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- 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.
- Design quality and demonstrated ability of prospective firm and its proposed consultants to provide design services which represent the University's *Design Guidelines for Buildings and Landscape* [buildings-landscape.pdf](#)
- 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 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 saved with the form name, project number listed on the RFQ and your firm's name (ex. F110-330\_OSU-nnnnnn\_Firm 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.

**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

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Project Name 15th and High Arts Plaza Proposer Firm \_\_\_\_\_  
 Project Number OSU-260153 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 50 miles	5	
	50 miles to 100 miles	2	
	More than 100 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$200,000	2	
	\$200,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 2 professionals	1	Max = 3
	2 to 10 professionals	2	
	More than 10 professionals	3	
<b>2. Primary Firm 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 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	
<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 point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5	
<b>4. Overall Team Qualifications (Maximum 10 points)</b>			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 5
	2 to 4 sample projects	3	
	More than 4 sample projects	5	
b. OSU Sustainability Standards or LEED** project experience	LEED v4.0 or v4.1 projects	0	Max = 2
	OSU Sustainability Standards projects	2	
c. BIM project experience	Training and knowledge	0	Max = 0
	Direct project experience	0	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 3	
<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 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 Building Certification Inc.

<b>Subtotal</b>	
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**Notes:**

**Evaluator:**

Name \_\_\_\_\_

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