

# Request for Qualifications (Criteria Architect/Engineer\*)

## State of Ohio Standard Forms and Documents

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### Administration of Project: Local Higher Education

|                                                    |                                                      |                                          |                               |                |                   |
|----------------------------------------------------|------------------------------------------------------|------------------------------------------|-------------------------------|----------------|-------------------|
| Project Name                                       | <u>1305 Kinnear Rd-S166 Research Lab Renovations</u> | Response Deadline                        | <u>09/15/2026</u>             | <u>2:00 PM</u> | <u>local time</u> |
| Project Location                                   | <u>1275-1305 Kinnear Rd (0395)</u>                   | Project Number                           | <u>OSU-270017</u>             |                |                   |
| City / County                                      | <u>Columbus/ Franklin</u>                            | Project Manager                          | <u>Ross Quellhorst</u>        |                |                   |
| Owner                                              | <u>The Ohio State University</u>                     | Contracting Authority                    | <u>Local Higher Education</u> |                |                   |
| Delivery Method                                    | <u>Design-Build w/ Competitive GMP</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>       |                   |

\* Criteria Architect/Engineer 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:

1305\_Kinnear\_Rd\_-\_S166\_Research\_Lab\_Renovations.01\_Selection@docs.e-builder.net

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 Ross Quellhorst at [quellhorst.9@osu.edu](mailto:quellhorst.9@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 College of Engineering is seeking to renovate Room S166 at 1305 Kinnear Rd Research Center. This project will include planning, design, and execution of the renovation needed to support battery technology research. Depending on space requirements, modifications to adjacent rooms may be necessary. The project will provide laboratory infrastructure capable of supporting synthesis, characterization, cell assembly, electrochemical testing, and computational research activities. The project will provide the appropriate utility infrastructure including electrical, mechanical, process gas, exhaust ventilation, and environmental controls.

The research program focuses on next-generation battery technologies, including:

- Advanced electrolyte materials
- Interfacial chemistry
- Energy storage systems
- Battery characterization and testing
- Artificial intelligence-driven materials discovery and optimization

#### B. Scope of Services

**Pursuant to ORC 153.694, professional design firms selected to provide C-A/E services shall not provide any A/E of Record services for the project for which the professional design firm was selected as the C-A/E.**

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).

For projects advertised with an appropriately developed Program of Requirements ("POR"), upon award of the Agreement, commence with Design. For projects without such a POR, upon award of the Agreement, commence by developing the Program of Requirements.

The selected Criteria Architect/Engineer ("C-A/E"), as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the Owner/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.

# Request for Qualifications (Criteria Architect/Engineer) continued

As required by the Agreement, and as properly authorized, provide the following categories of services: Concept and Design Criteria, Best Value Selection, Preconstruction, Construction and Closeout, and Additional Services of all types including Schematic Design and Design Development.

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 project team (Owner / C-A/E / DB) 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."

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. Battery or energy storage lab design and construction knowledge
2. Experience with environmental and hazardous material requirements for lab research
3. Laboratory exhaust and fume hood understanding
4. Knowledge of process gas distribution systems

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:      | <u>\$ 0</u>      |
| Other Funding:      | <u>\$750,000</u> |
| Construction Cost:  | <u>\$560,000</u> |
| Total Project Cost: | <u>\$750,000</u> |

## D. Anticipated Schedule

|                                     |               |
|-------------------------------------|---------------|
| Professional Services Start:        | <u>10/ 26</u> |
| Construction Notice to Proceed:     | <u>04/ 27</u> |
| Substantial Completion of all Work: | <u>09/ 27</u> |
| Professional Services Completed:    | <u>10/ 27</u> |

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

3.9% - 4.1%

## F. EDGE Participation Goal

Percent of initial Total A/E Fee: 5.0%

NOTE: **Basic Services** include: (1) Concept and Design Criteria, (2) Best Value Selection, (3) Preconstruction, and (4) Construction and Closeout services. The **Basic Fee** includes all registered 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 Criteria A/E |                                                     |
| Discipline:       | <u>Architectural</u>                                |
| Secondary         |                                                     |
| Disciplines:      | <u>Mechanical, Electrical, Plumbing Engineering</u> |

## H. Additional Service Providers Required

|                                                        |  |
|--------------------------------------------------------|--|
| Environmental and Hazardous Material Survey and Design |  |
|                                                        |  |
|                                                        |  |

NOTE: The lead Criteria 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.
- 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](#)
- Proximity of prospective firms to the project site.
- Proposer's apparent resources and capacity to meet the needs of this project.
- The selected C-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 Criteria 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 C-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 Criteria 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 Criteria 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 C-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.

### H. 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.

# Criteria Architect/Engineer Selection Rating Form

## State of Ohio Standard Forms and Documents

Project Name 1305 Kinnear Rd - S166 Research Lab Renovations Proposer Firm \_\_\_\_\_  
 Project Number OSU-270017 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 100 miles                                                                              | 4               |         |
|                                                                                              | 100 miles to 300 miles                                                                           | 2               |         |
|                                                                                              | More than 300 miles                                                                              | 1               |         |
| b. Amount of fees awarded by Contracting Authority in previous 24 months                     | Less than \$5000,000                                                                             | 2               |         |
|                                                                                              | \$500,000 to \$1,000,000                                                                         | 1               |         |
|                                                                                              | More than \$1,000,000                                                                            | 0               |         |
| c. Number of licensed professionals                                                          | Less than 2 professionals                                                                        | 0               | Max = 3 |
|                                                                                              | 2 to 10 professionals                                                                            | 1               |         |
|                                                                                              | More than 10 professionals                                                                       | 2               |         |
| <b>2. Primary Qualifications (Maximum 30 points)</b>                                         |                                                                                                  |                 |         |
| a. Project management lead                                                                   | Experience / ability of project manager to manage scope / budget / schedule / quality            | 0 - 10          |         |
| b. Project criteria design lead                                                              | Experience / creativity of criteria designer to document owner's vision and requirements         | 0 - 10          |         |
| c. Technical staff                                                                           | Experience / ability of technical staff to create accurate and complete design criteria          | 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                                                                      | 0               |         |
|                                                                                              | 2 to 4 sample projects                                                                           | 2               |         |
|                                                                                              | More than 4 sample projects                                                                      | 5               |         |
| b. Team organization                                                                         | Clarity of responsibility / communication demonstrated by table of organization                  | 0 - 5           |         |
| <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 |                                                                                                  | <b>Subtotal</b> |         |

Notes:

Evaluator:

Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_