

Request for Qualifications (Registered Design Professional*)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	Replace Chiller Water Piping & Equipment, Campus Wide	Response Deadline	8/27/2026 2:00PM local time
Project Location	444 W. Third Street	Project Number	FAC 27-03 SCC-002703
City / County	Dayton / Montgomery	Project Manager	Paul Blankenship
Owner	Sinclair Community College	Contracting Authority	Local Higher Education
Delivery Method	General Contracting	Prevailing Wages	State
Publish Date	7/27/2026		

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) to RFP@sinclair.edu. The current version of this form is found at <https://ofcc.ohio.gov/>. See Section J of this RFQ for additional submittal instructions.

Submit all inquiries regarding this RFQ in writing to Purchasing at RFP@sinclair.edu with the project number included in the subject line (no phone calls please). Questions are due on **Thursday, August 13, 2026 at 2:00 PM**. Questions will be answered and posted to the Opportunities page on the OFCC website at <http://ofcc.ohio.gov>. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

This project consists of the evaluation, design, and phased replacement of aging chilled water piping systems and associated mechanical equipment throughout multiple campus facilities. The selected Architectural/Engineering (A/E) team shall provide professional engineering services necessary to develop complete construction documents for the replacement and modernization of the campus chilled water distribution infrastructure.

The project may include, but is not limited to:

- Evaluation of existing chilled water piping systems and associated equipment.
- Replacement of deteriorated or end-of-life chilled water supply and return piping.
- Replacement or modification of pumps, valves, strainers, expansion tanks, air separators, flexible connections, and piping specialties.
- Replacement or installation of chilled water control valves, balancing valves, and flow measurement devices.
- Replacement or modification of insulation and vapor barriers on chilled water piping.
- Integration of new equipment with the campus Building Automation System (BAS).
- Evaluation and design of required electrical infrastructure modifications to support new mechanical equipment.
- Structural evaluation and design for equipment supports, housekeeping pads, pipe hangers, and seismic bracing, where required.
- Architectural modifications required for equipment access, wall and floor penetrations, and restoration of affected building finishes.
- Phased construction planning to maintain building occupancy and minimize disruption to campus operations.
- Development of engineering calculations, cost estimates, construction documents, technical specifications, and bid packages.
- Bidding assistance, construction administration, commissioning coordination, and project closeout services.

B. Scope of Services

Request for Qualifications (Registered Design Professional*)

State of Ohio Standard Forms and Documents

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 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 A/E Agreement detailed cost components to address the Owner's project requirements.

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, Commissioning 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 4 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. Design of system requirements.
2. Bidding and award services, Bid Express.
3. Project oversight during construction.
4. Construction and closeout support.

C. Estimated Budget / Funding

State Funding:	<u>\$1,000,000.00</u>
Other Funding:	<u>\$</u>
Construction Cost:	<u>\$1,000,000.00</u>
Total Project Cost:	<u>\$1,000,000.00t</u>

D. Anticipated Schedule

Professional Services Start:	<u>09 / 26</u>
Construction Notice to Proceed:	<u>04 / 27</u>
Substantial Completion of all Work:	<u>04 / 28</u>
Professional Services Completed:	<u>05 / 28</u>

E. Estimated Basic Fee Range (see note below)

8% to 10%

F. EDGE Participation Goal

Percent of initial Total A/E Fee:	<u>0.0%</u>
-----------------------------------	-------------

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:	<u>Engineering</u>
Secondary	<u>Architecture</u>
Disciplines:	<u>Mechanical-Electrical-Plumbing Eng.</u>
	<u>Structural Engineering</u>
	<u>Fire Protection Engineering</u>
	<u>Select Secondary Discipline</u>
	<u>Select Secondary Discipline</u>
	<u>Select Secondary Discipline</u>
	<u>Select Secondary Discipline</u>

H. Additional Service Providers Required

<u></u>
<u></u>
<u></u>
<u></u>
<u></u>
<u></u>
<u></u>
<u></u>

Request for Qualifications (Registered Design Professional) continued

Enter Secondary Discipline

Enter Secondary Discipline

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.
- 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>.

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

State of Ohio Standard Forms and Documents

Project Name Replace Chiller Water Piping & Equipment, Campus Wide Proposer Firm _____
 Project Number FAC 27-03 | SCC-002703 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 100 miles	2	
	More than 100 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$500,000	2	
	\$500,000 to \$1,000,000	1	
	More than \$1,000,000	0	
c. Number of licensed professionals	Less than 5 professionals	1	Max = 3
	5 to 10 professionals	1	
	More than 10 professionals	1	
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 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	0	Max = 0
	Certified LEED v4.0 or v4.1 projects	0	
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 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 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 _____