

Request for Qualifications (Criteria Architect/Engineer*)

State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	<u>Holmes Hospital Renovation</u>	Response Deadline	<u>04/21/26</u>	<u>2:00 pm</u> local time
	<u>200 Albert Sabin Way, Cincinnati, OH</u>			
Project Location	<u>45220</u>	Project Number	<u>UCN - 25181B</u>	
City / County	<u>Cincinnati / Hamilton</u>	Project Manager	<u>Justin Jones</u>	
Owner	<u>University of Cincinnati</u>	Contracting Authority	<u>Local Higher Education</u>	
Delivery Method	<u>Design-Build</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 requested number of *Statements of Qualifications* (Form F110-330) directly to Justin Jones at jonesju@ucmail.uc.edu. See Section J of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Justin Jones at jonesju@ucmail.uc.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 <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 University of Cincinnati is initiating the design and preconstruction phase of the Holmes Hospital Renovation as a first step in relocating its College of Nursing. The Holmes Hospital Renovation represents a pivotal opportunity to advance the mission of the University's academic facilities for healthcare programs. With approximately 185,000 sf distributed over 6 floors (ranging from approximately 24,500 sf to 46,500 sf per level), the building is poised to be transformed from a legacy hospital into a modern, high-performing home for the UC College of Nursing. Opportunities with this project include:

- A strategic repositioning of an underutilized asset into a signature academic hub for nursing education, research, and innovation.
- A critical link within UC's academic health campus, strengthening connectivity to partner colleges, the UC Medical Center, and the broader healthcare ecosystem.
- An opportunity to create a flexible, simulation-rich environment that supports contemporary and future models of nursing education, interprofessional collaboration, and student success.

The scope of the project includes the following:

- Exterior site changes to improve arrival, accessibility, and campus integration and wayfinding.
- Exterior building changes to enhance performance and visual identity.
- Interior renovation and reconfiguration of Levels 1 through 6 to accommodate CoN needs, additional shared teaching spaces for multi-college use, dining facility that will complement surrounding area food offerings for students and faculty.
- Complete building system replacement.
- Targeted fit-out to support specialized program components, including simulation, clinical skills, teaching, research, and administration.
- Pre-design support in verifying program, schedule, cost, and phasing options before design is fully initiated.

UC's approach is grounded in close collaboration with UC stakeholders, a disciplined validation of program and budget, and a design vision that reflects the values of the College of Nursing and the University of Cincinnati.

Shortlisted firms will receive a copy of the project program.

Request for Qualifications (Criteria Architect/Engineer) continued

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.

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 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: Concept and Design Criteria, and Schematic Design.

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 not applicable 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. Existing Building Renovation Design – Higher Education and Healthcare
2. Building Façade Design/Existing Building Façade Rework
3. Experience with Roof Replacement Design
4. Experience with Civil Design/Engineering/Landscape Architecture
5. Experience with Structural Design/Engineering
6. Experience with Existing Building M/E/P/Utilities/Sprinkler/Fire Alarm Design
7. Experience with Higher Education & Healthcare furniture, fixtures, and equipment selection and design
8. Experience with tenant fit-outs of leased space
9. Experience with BOMA standards
10. Experience as a Criteria A/E on State Administered Design Build Projects

C. Estimated Budget / Funding

State Funding: \$0
Other Funding: \$105,000,000
Construction Cost: \$80,000,000
Total Project Cost: \$105,000,000

D. Anticipated Schedule

Professional Services Start: 05 / 26
Construction Notice to Proceed: 03 / 27
Substantial Completion of all Work: 12 / 26
Professional Services Completed: 01 / 27

E. Estimated Basic Fee Range (see note below)

1.5% to 1.75%

F. EDGE Participation Goal

Percent of initial Total A/E Fee: 0.0%

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 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 Criteria A/E
Discipline: Architecture
Secondary
Disciplines: Civil Engineering
Landscape Architecture

H. Additional Service Providers Required

Technology Design
Kitchen Planning/Design

Request for Qualifications (Criteria Architect/Engineer) continued

Structural Engineering

Mechanical-Electrical-Plumbing Eng.

Fire Protection Engineering

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.
- Proximity of prospective firms to the project site.
- Proposer's apparent resources and capacity to meet the needs of this project.

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.

Criteria Architect/Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Holmes Hosp Nursing Reno Proposer Firm _____
 Project Number 25181B 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 100 miles	5	
	100 miles to 150 miles	2	
	More than 150 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$1,000,000	2	
	\$1,000,000 to \$5,000,000	1	
	More than \$5,000,000	0	
c. Number of licensed professionals	Less than 4 professionals	0	Max = 3
	4 to 10 professionals	1	
	More than 10 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	
b. Project criteria design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	
c. Technical staff	Experience / ability of technical staff to create accurate and complete design criteria	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 2 sample projects	0	
	2 to 6 sample projects	2	
	More than 6 sample projects	5	
b. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
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 method	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	
		Subtotal	

* 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](#).

Notes:

Evaluator:

Name _____

Signature _____ Date _____