

# 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>Gateway Welcome Center</u>	Response Deadline	<u>May 8, 2026</u>	<u>2:00pm</u> local time
Project Location	<u>Uptown Campus West</u>	Project Number	<u>UCN - 26067A</u>	
City / County	<u>Cincinnati / Hamilton</u>	Project Manager	<u>Joe Bodkin</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>	
Publish Date	<u>4/10/2026</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 [26067A@docs.e-builder.net](mailto:26067A@docs.e-builder.net). See Section J of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Joe Bodkin at [bodkinj@ucmail.uc.edu](mailto:bodkinj@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.

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### Project Overview

#### A. Project Description

The University of Cincinnati invites design proposals for a new Welcome Center and Gateway Building of approximately 200,000 gross square feet building with a below grade parking garage for 400 cars at the corner of Calhoun Street and Clifton Avenue. The building will serve as the primary point of entry for prospective students and their families and as a public-facing showcase of UC’s academic, creative, and technological identity. The program integrates three principal threads — visual culture, performance, and technology — and the project presents both significant design challenges and significant design opportunities.

#### Site and Context

The site occupies a prominent corner at the urban edge of campus, where two distinct conditions converge. Along Calhoun Street, two-story commercial development defines a street-level scale that is intimate and city-facing. Along Clifton Avenue, Hughes High School — a landmark of civic and architectural significance — establishes a very different scale and institutional presence. The building must negotiate these two conditions simultaneously: holding its own at a prominent urban intersection while remaining calibrated to neighbors of unequal scale and character.

This is a site that demands a response, not a gesture. The design should be contextually grounded — scaled and proportioned to belong at this particular intersection of campus and city, respectful of its historic neighbor, and expressive of the institution it will represent. UC is seeking a building that organically grows from its roots

#### Design Challenges and Opportunities

The project presents two primary design challenges, each of which contains a corresponding opportunity.

The first is contextual. The site’s corner condition — two-story commercial fabric on one side, a prominent historic civic building on the other — creates a complex scale problem. A building of 200,000 square feet must be massed and articulated in a way that is neither overwhelmed by its neighbors nor overwhelming to them. The opportunity lies in that complexity: a design that resolves this condition with intelligence and specificity will make a distinctive and lasting contribution to this corner of the city.

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The second is programmatic. The building must choreograph a sequenced visitor experience — from arrival in the parking structure below grade through the lobby and into the building’s major spaces — in which students work while the art collection, and UC’s academic and research identity are encountered directly by the visitors. Art, performance, and technology should be present and legible throughout a sequence, not concentrated in a single zone. At the same time, the three major programmatic elements — the auditorium, the gallery complex, and the welcome and engagement center — should each carry a distinct architectural identity, capable of being understood and experienced as individual components within the whole. This distinction is both an organizational and a philanthropic requirement: each element should be sufficiently defined to support a named gift opportunity while remaining integrated into a coherent overall visitor experience. The program will include a 1000-1200-seat “tunable” auditorium, black box theater, curated art gallery(s), interactive learning classrooms, event venues, public engagement spaces, café, retail shop, and parking.

The successful design will hold these two imperatives in productive tension: a building that reads as a unified whole from the street and from the campus, while offering, to those who move through it, a sequence of distinct and memorable spaces.

### Design Intent

UC is seeking a design that is ambitious in its response to a genuinely complex site and program, and disciplined in its relationship to place. The building should strengthen this corner of campus without dominating it, serve the institution, express its identity, and deliver an experience of UC’s creative and intellectual life that is vivid, specific, and earned through the architecture itself.

### 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.**

This project will consist of a direct Criteria Architect/Engineer (“C-A/E”) contract for **Schematic Design** with the goal of conceiving a unique and provocative design that fulfills the building’s extensive program and leverages the site’s assets while working within the available budget. Criteria Architect/Engineer (“C-A/E”) will be retained as design consultant for the Owner after SD submission.

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.

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 0 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. Urban Campus Infill
2. Support of Existing Campus Master Plan
3. Performing Arts Venues
4. Art Museum/Galleries
5. Classrooms
6. Parking structure design experience
7. Site Landscaping
8. LEED credential design experience at silver award level or higher
9. Previous experience working with the State of Ohio

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### C. Estimated Budget / Funding

State Funding: \$0  
 Other Funding: \$200,000,000  
 Construction Cost: \$160,000,000  
 Total Project Cost: \$200,000,000

### D. Anticipated Schedule

Professional Services Start: 06 / 26  
 Construction Notice to Proceed: 10 / 26  
 Substantial Completion of all Work: 01 / 29  
 Professional Services Completed: 12 / 29

### 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: Landscape Architecture  
 Civil Engineering  
 Structural Engineering  
 Mechanical-Electrical-Plumbing Eng.  
 Fire Protection Engineering  
 Fire Protection Engineering  
 Select Secondary Discipline Surveying  
 Select Secondary Discipline  
 Select Secondary Discipline  
 Enter Secondary Discipline  
 Enter Secondary Discipline

### H. Additional Service Providers Required

Acoustic Consultant  
 AV Consultant  
 Cost Estimator  
 Traffic Consultant

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.
- Experience with design of critically acclaimed multifunctional buildings in general.
- Experience with high efficiency building design such as LEED Silver or higher.
- Experience with complex site constraints (and opportunities) of dense urban settings.

### 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.

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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

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Project Name Gateway Welcome Center Proposer Firm \_\_\_\_\_  
 Project Number UCN - 26067A 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 150 miles	5	
	150 miles to 300 miles	2	
	More than 300 miles	0	
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than \$1,000,000	2	
	\$1,000,000 to \$2,000,000	1	
	More than \$2,000,000	0	
c. Number of licensed professionals	Less than 10 professionals	1	Max = 3
	10 to 20 professionals	2	
	More than 20 professionals	3	
<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	
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	
<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 method	Less than 2 projects	0 - 3	
	2 to 4 projects	4 - 6	
	More than 4 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 2 projects	0 - 1	
	2 to 4 projects	2 - 3	
	More than 4 projects	4 - 5	
		<b>Subtotal</b>	

\* 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 \_\_\_\_\_