

Request for Qualifications (A/E)

The Ohio State University
400 Central Classroom Building – 2009 Millikin Road
Columbus, OH 43210



www.fod.osu.edu
v: 614.292.4458 • f: 614.292.2539

Project Name	<u>South High Rises Renovation and Addition - Design Architect</u>	Response Deadline	<u>10/30/2009</u>	<u>4:30 pm</u> local time
Project Location	<u>The Ohio State University</u>	Project Number	<u>OSU-109000</u>	
City / County	<u>Columbus / Franklin</u>			

Local Administration

Agency/Institution	<u>The Ohio State University</u>	Agency/Institution	<u>The Ohio State University</u>				
Project Manager	<u>Cihangir Calis</u>	Inquiries to*	<u>Bernard Costantino, University Architect</u>				
Street	<u>2009 Millikin Road, Room 400</u>		Street	<u>2009 Millikin Road, room 400</u>			
City	<u>Columbus</u>	Ohio	City	<u>Columbus</u> Ohio			
Zip	<u>43210</u>		Zip	<u>43210</u>			
Phone	<u>614-292-2978</u>	Fax	<u>614-292-2539</u>	Phone	<u>614-292-4458</u>	Fax	<u>614-292-2539</u>
E-mail	<u>calis.1@osu.edu</u>		E-mail	<u>costantino.6@osu.edu</u>			

*Mail 6 copy(ies) of the most current version of the Statement of Qualification(s) (SAO Form #F110-330 available via the State Architect's Office Web site at <http://www.ohio.gov/sao>) directly to this contact.

Project Overview

A. Project Description

This request is for the **Design Architect** for the South High Rise Renovation and Addition project. The Design Architect will be contracted by the Architect of Record (AoR) which is being selected separately. The Structural, MEP and Civil Engineers and Landscape Architect will be selected as a part of the Architect of Record's design team. A Construction Manager and Commissioning Agent will be contracted by the University for pre-construction and construction services.

This project will renovate 5 student housing facilities and construct two additions in the south campus area of the Columbus Campus. The project will renovate Park, Smith, Steeb, Siebert and Stradley Halls, construct connector additions between Stradley and Park and between Smith and Steeb, and construct a 3500 ton chilled water plant in the basement of the Park and Stradley connector addition. The new chilled water plant will serve all of the South Campus District Residence Halls. The additions will be 11 stories and provide a total of approximately 360 new beds. Renovations include providing air conditioning, conversion of community bathrooms to private bathrooms, and public area and student room aesthetic and functional improvements.

B. Scope of Services

The successful team will be expected to have strong architectural design, urban design and campus planning skills and have significant college and university residence hall experience. The OSU master plan will provide guiding campus planning principals and the One Ohio State Framework Plan, currently underway, will provide conceptual design guidelines. The project is expected to be recognized for its quality of design. Critical design factors also include the buildings relationship to the site and adjacent buildings, design of open spaces and the projects contribution to the quality of the civic space of the campus. The team will be expected to interface with Student Life, University campus planners, University Architect, University Landscape Architect and the University Design Review Board.

The planning component for services shall include a master plan study and site planning for the South Campus Residential District Area. The Design Architect will lead the effort and work in conjunction with the Architect of Record (AoR) to develop the project Program of Requirements (PoR), and design through Schematic Design including building massing, exterior design and interior planning for new and renovated spaces. The Design Architect will collaborate with the AoR through completion of the design and construction phases.

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Request For Qualifications (A/E) continued

Project Name South High Rises Renovation and Addition

Project Number OSU-109000

B. Scope of Services continued

The Office of Student Life – Facility Management and Logistics will provide FF&E support. The project will be required to achieve LEED Silver certification and the requirements of Ohio State's Green Build Policy.

As required by the Agreement, and as properly authorized, provide the following categories of services: Leadership for Programming and Schematic Design, and working in collaboration with the AoR during Design Development, Construction Document Preparation, and Extra Services and Additional Services of all types. Refer to *The SAO Manual* for additional information about the type and extent of services required for each.

The Design Architect will have a role during the construction administration phase, including sample approvals and issues related to the interpretation of the design intent.

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (SAO Form #F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Design Excellence (third party validation)
2. University Residence Hall Planning and Design
3. LEED Certification
4. Complex Building Renovation
5. Higher Education Campus Planning
6. Design Lead in collaboration with an Architect of Record

Architect/Engineer Selection Rating

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Project Name South High Rises Renovation and Addition Proposer Firm _____
Project Number OSU-109000 City, State, Zip _____

Selection Criteria		Value	Score
1. A/E Firm Location			
Proximity of primary A/E firm office where majority of work is to be performed in relationship to project site	Less than 100 miles	4 - 5	
	100 to 750 miles	2 - 3	
	More than 750 miles	0 - 1	
2. A/E Firm Size			
Number of relevant licensed professionals within primary A/E firm available to perform the work.	Small = Less than 6 licensed professionals	1	
	Medium = 6 to 10 licensed professionals	3	
	Large = More than 10 licensed professionals	5	
3. Current Workload			
Amount of fees awarded by the Contracting Authority to the primary A/E Firm in the previous 24 months (exclude projects on hold)	Less than \$50,000	4 - 5	
	\$50,000 to \$100,000	2 - 3	
	More than \$100,000	0 - 1	
4. Primary A/E Qualifications			
a. Project Management Lead	Experience / ability of A/E project manager to manage scope / budget / schedule / quality	0 - 10	
b. Project Design Lead	Experience / creativity of lead designer to meet needs of owner	0 - 10	
c. Technical Staff	Experience / ability of technical staff to develop quality construction documents	0 - 5	
d. Construction Administration	Experience / ability of field representative to identify / solve issues during construction	0 - 5	
5. A/E Consultant Qualifications			
Key Discipline Leads	Experience / ability of all key discipline leads to effectively perform the work	0 - 10	
6. Project Team Qualifications			
a. Previous Team Collaboration Number of projects that a majority of the team members have worked together	Less than 2 projects (Low)	0 - 1	
	2 to 4 projects (Average)	2 - 3	
	More than 4 projects (High)	4 - 5	
b. LEED* Experience within Team	LEED AP(s)** on Team	0 - 1	
	LEED Registered Project(s)	0 - 2	
	LEED Certified Project(s)	0 - 2	
	Satisfies ALL above Criteria	Sum = 0 - 5	
c. Team Organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 5	
7. Overall Project Team Experience			
a. Budget & Schedule Management	Performance in completing projects within original budget and schedule limitations	0 - 5	
b. Experience with Similar Project Type	Less than 3 projects (Low)	0 - 3	
	3 to 6 projects (Average)	4 - 6	
	More than 6 projects (High)	7 - 10	
c. Past Performance	Level of performance as indicated by past A/E evaluations / letters of reference	0 - 5	
d. Knowledge of State of Ohio Capital Project Administration Process	Less than 3 projects (Low)	0 - 3	
	3 to 6 projects (Average)	4 - 6	
	More than 6 projects (High)	7 - 10	
		Subtotal	

* LEED = Leadership in Energy & Environmental Design developed by the U.S. Green Building Council
** LEED AP = LEED Accredited Professional credential by the Green Building Certification Institute

Notes:

Owner Evaluation:

Name _____
Signature _____ Date _____