

Request for Qualifications (A/E)

The University of Toledo

2801 W. Bancroft
Toledo OH 43606



www.utoledo.edu

v: 419.530.1068 • f: 419.530.1401

Project Name	<u>New Science Building</u>	Response Deadline	<u>01/15/2010</u>	<u>4:30 pm</u> local time
Project Location	<u>Main Campus</u>	Project Number	<u>UTO-010656</u>	
City / County	<u>Toledo / Lucas</u>			

Local Administration

Agency/Institution	<u>The University of Toledo</u>		Agency/Institution	<u>The University of Toledo</u>	
Project Manager	<u>Dan Klett</u>		Inquiries to*	<u>Joy Martin</u>	
Street	<u>2801 W. Bancroft</u>		Street	<u>2801 W. Bancroft</u>	
City	<u>Toledo</u>	Ohio	City	<u>Toledo</u>	Ohio
Zip	<u>43606</u>		Zip	<u>43606</u>	
Phone	<u>419-530-1453</u>	Fax <u>419-530-1401</u>	Phone	<u>419-530-1068</u>	Fax <u>419-530-1401</u>
E-mail	<u>Daniel.Klett@utoledo.edu</u>		E-mail	<u>joy.martin@utoledo.edu</u>	

*Mail 5 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

The University of Toledo is requesting qualifications to select a full service architectural/engineering firm to design a New Science Building. The New Science Building is to be built on a recently-cleared site in the science zone on UT's Main Campus, and may be physically connected to the existing science buildings. The New Science Building is to be designed to allow future expansion of its footprint. The New Science Building will contain approximately 71,000 GSF and is likely to contain, but may not be limited to, research laboratories, laboratory support space, and office/meeting/research support space for the Departments of Environmental Sciences and Chemistry.

B. Scope of Services

The project might include the renovation of portions of the existing science buildings (Bowman-Oddy Laboratories and Wolfe Hall), and the selected architectural/engineering firm may be involved in developing an overall master plan for space in the new and existing science buildings in the science zone, as well as designing the renovation of the existing science buildings.

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 Architect/Engineer (A/E), as a portion of its required Scope of Services and prior to submitting its proposals, will discuss and clarify with the Owner, the cost breakdown of the Architect/Engineer Agreement detailed cost components to address the Owner's project requirements. Participate in the Encouraging Growth, Diversity and Equity (EDGE) Program as required by statute and the Agreement.

Continued on next page...

Request For Qualifications (A/E) continued



Project Name New Science Building

Project Number UTO-010656

B. Scope of Services continued

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 Phase, Post-Construction Phase, 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.

During the construction period, provide not less than **8** 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 (SAO Form #F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. New Higher Education Science Building
2. Renovation of Higher Education Science Building
3. Programming Higher Education Science Buildings
4. Master Planning Higher Education Science Buildings
5. LEED design, construction documentation
6. Previous experience working with UT
7. Previous experience working with State of Ohio
8. Previous experience working with sub-consultants

Request For Qualifications (A/E) continued



Project Name New Science Building

Project Number UTO-010656

C. Funding / Estimated Budget

Total Project Cost	<u>\$30,000,000</u>	State Funding	<u>\$0</u>
Construction Cost	<u>\$19,500,000</u>	Other Funding	<u>\$30,000,000</u>
Estimated Design Fee	<u>6.65% to 8.00%</u>		

NOTE: The design fee percentage for this project includes all professional design services, and consultant services necessary for proper completion of the Basic Services for the successful completion of the project, including but not limited to: review and verification of the Program of Requirements provided by the Owner, validation of existing site conditions (but not subsurface or hidden conditions), preparation of cost estimates and design schedules for the project. Fees may be negotiated and allocated for Additional Services (e.g., creation of a Program of Requirements, extensive evaluation or validation of site conditions, extensive pre-design investigations, code-required special inspection and testing, Quality Assurance testing during the construction period, and testing due to unforeseen conditions).

D. Services Required

Primary	<u>Architect</u>
Secondary	<u>Structural</u>
	<u>Mechanical</u>
	<u>Electrical</u>
	<u>Plumbing</u>
	<u>Fire Protection</u>
	<u>DATA/AV</u>
	<u></u>

E. Anticipated Schedule

Professional Services Start (mm/yy)	<u>02 / 10</u>
Construction Contracts Start (mm/yy)	<u>06 / 10</u>
Professional Services Completed (mm/yy)	<u>04 / 12</u>
Construction Contracts Completed (mm/yy)	<u>03 / 12</u>

F. EDGE Participation Goal

Percent of *initial* TOTAL Design Fee 5%

G. 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 submit the Commitment to Participate in the Edge Business Assistance Program form in its Statement of Qualifications (SAO 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 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 A/E's Technical Proposal. Both forms can be accessed via the SAO Web site at www.ohio.gov/sao (click on Forms). The Intent to Contract and to Perform form is again required at the Fee Proposal stage.

Prior to executing the Architect/Engineer Agreement, the selected A/E must represent and warrant that it has not provided any material assistance, as that term is defined in O.R.C. Section 2909.33(C), to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered "no" to every question on the Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization, and that it has provided or shall provide such to the Contracting Authority and/or the Ohio Business Gateway (<https://ohiobusinessgateway.ohio.gov/OBG/Membership/Security.mvc>).

Architect/Engineer Selection Rating

The University of Toledo
2801 W. Bancroft
Toledo, OH 43606



www.utoledo.edu

v: 419.530.1068 • f: 419.530.1401

Project Name New Science Building Proposer Firm _____
Project Number UTO-010656 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 150 miles	2 - 3	
	More than 150 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 5 licensed professionals	0 - 1	
	Medium = 5 to 10 licensed professionals	2 - 3	
	Large = More than 10 licensed professionals	4 - 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 \$500,000	4 - 5	
	\$500,000 to \$750,000	2 - 3	
	More than \$750,000	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 - 5	
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 - 10	
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 3 projects (Low)	0 - 1	
	3 to 6 projects (Average)	2 - 3	
	More than 6 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 5 projects (Average)	4 - 6	
	More than 5 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 5 projects (Average)	4 - 6	
	More than 5 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 _____