

LAKOTA LOCAL SCHOOL DISTRICT
REQUEST FOR PROPOSALS
FOR PROFESSIONAL DESIGN SERVICES

The Board of Education of Lakota Local School District is requesting proposals for professional design services for the implementation and execution of the district's proposed master facility plan. The master plan will be grouped into two distinct segments for purposes of selecting professional design services:

- 1) Building additions and renovations, and
- 2) New building construction.

The district reserves the right to select one professional design firm for each distinct segment or select multiple professional design firms for each segment.

The probable plan includes significant additions and some renovations to four (4) existing buildings and the construction of four (4) new elementary buildings. Modifications to the master plan could develop during the planned community engagement sessions.

Funding for the project will require passage of a bond levy currently scheduled for November 2025. The district reserves the right to engage the services of the professional design firm before the passage of a levy. The current estimated value of the building renovations and additions segment is \$150 million, and the new construction segment is \$140 million.

According to Ohio Revised Code Sections 153.65 through 153.71 all firms submitting proposals will be evaluated and ranked in order of their qualifications for each segment identified above. Following the evaluation, the firms deemed most qualified in each segment **may** be asked to meet with the Board of Education or a representative selection committee to present the firm's qualifications for our project.

Copies of the Requests for Proposal can be picked up at the Lakota Service Center located at 6947 Yankee Road, Liberty Township, OH 45044 or can be downloaded from www.lakotaonline.com.

Please provide five (5) hard copies and one (1) electronic copy (storage drive or link to shared folder that can be download) of your proposal by 4:00 pm on January 31, 2025, to:

Mr. Christopher Passarge
Chief Operations Officer
Lakota Local School District
6947 Yankee Road
Liberty Township, OH 45044
(513) 874-5505 ext. 22108

RFP QUESTIONS

Submissions should be in specific response to the questions provided below. Answers should be clear and concise and reflect the true nature of your firm's experience and philosophy.

FIRM BACKGROUND & TEAM INFORMATION

1. Provide a brief history and background of your firm.
2. Please list all team members (including consultants) who will be working on our project. Include qualifications and at least three (3) examples of projects each individual has worked on that are like ours.
3. What is the single most important quality that your firm brings to the needs of our district?
4. Describe any specialized service(s) your firm provides that would be of benefit to our project.

FOCUS ON EDUCATION

1. How do you meet the educational and programming needs of your clients? Provide three examples that demonstrate your ability to design solutions that meet specific educational program needs.
2. Identify three (3) trends that you believe are important in educational and program design?

RELATED EXPERIENCE AND REFERENCES

1. Provide five (5) examples of Ohio educational renovation and addition projects you have designed over the last five (5) years.
2. Provide five (5) examples of Ohio educational new elementary building projects you have designed over the last five (5) years
3. List five (5) educational references with needs like those of our district.
4. List five (5) educational references from districts you have worked with for more than ten (10) years.
5. Describe any experience you have working with multiple entities/organizations on a facility that shares space. Be specific with any examples.
6. Do you have prior experience working with our district?

FUNDING & COST ESTIMATING EXPERTISE

1. Have you ever assisted a school client with a nontraditional funding source? If so, please provide details.
2. With regard to cost estimating, describe the process the firm uses for performing estimating during the different design phases and indicate whether estimating is performed by direct employees or by consultants

COMMUNITY ENGAGEMENT

1. What are the main steps in your community engagement process? What differentiates your community engagement process from other firms?
2. Site specific examples of how community input is incorporated into your educational facility designs.
3. Provide at least three (3) examples that show how your designs have integrated important community icons into the school building.

PROJECT DOCUMENTATION AND BIDDING

1. What best demonstrates the quality of your technical documents? How will we benefit from this?
2. What is your approach to integrating educational and safety technology into school buildings?
3. Show examples of your three (3) most recent bid educational projects including estimate, accepted bid, number of bidders, and range of bids.
4. Provide three (3) examples where you coordinated and integrated security systems in the design of projects.

CONSTRUCTION AND FOLLOWUP

1. How do you handle change orders? List the percentage of change orders on your three (3) most recently completed projects in the following categories: Owner Initiated Changes; Code Changes; Field Changes; Errors & Omissions.
2. What is your approach to construction administration? Explain the benefits of your approach.
3. What services do you provide for follow-up and warranty?

EXPERIENCE WITH OFCC PROJECTS

1. Can you describe your experience working on projects funded or managed by the OFCC?
2. How many OFCC projects have you completed in the past five (5) years?
3. How do you ensure compliance with the Ohio School Design Manual (OSDM) and other OFCC guidelines?
4. Can you provide examples of how you've incorporated OFCC standards into your previous projects?
5. How do you coordinate with the OFCC during the different phases of a project (planning, design, construction)?
6. What is your approach to managing timelines and budgets in alignment with OFCC requirements?
7. How do you handle communication and reporting with the OFCC and the school district throughout the project?

8. Can you provide examples of how you've successfully navigated any challenges or issues with the OFCC in past projects?
9. How do you incorporate sustainable design practices in compliance with OFCC standards?
10. Are there any innovative design solutions you've implemented in OFCC projects that you think would benefit our district?
11. Can you provide references from three (3) other school districts you've worked with on OFCC projects? (Can be the same ones listed above if worked with OFCC)