REQUEST FOR QUALIFICATIONS
FOR PROFESSIONAL DESIGN SERVICES

January 8, 2026

The Board of Education of the Centerville City School District, Ohio (the "Owner") in accordance with Ohio Revised Code Sections 153.65 through 153.71 is soliciting qualifications statements from professional design firms to provide professional design services ("Professional Design Services") in connection with master planning and programming of the Owner's school district facilities, followed by the construction, equipping and improvements of school facilities and sites based on the program and master plan, which construction, equipping and improvements may include additions, renovations and new construction (the "Project"). The Owner intends to finance the Project through a bond issue which will be subject to voter approval at an election to be held in the School District in May 2027.

I. Scope of Professional Design Services

A. Facilities Planning. The Professional Design Services will consist initially of reviewing the Owner's current facilities plans, reports on the current facilities; collecting data to determine the desired direction of the project (including, as necessary, interviews with Owner staff, constituents and other key stakeholders); developing the criteria for the Project, including a preliminary budget, schedule, preliminary drawings and recommendations for implementation of the criteria; development of presentation materials; and attending meetings, including public meetings, to present information and recommendations. The firm selected for the assessment and programming under this Part A is not guaranteed that it will be utilized by the Owner to provide the services set forth in Part B of this Article, and the Owner, at its option, may solicit additional statements of qualifications from professional design firms for the services in Part B.

B. Design and Construction. The Professional Design Services may also include, but are not limited to, the following services for implementation of the Project: development of conceptual plans, specifications and design criteria; assisting the Owner in evaluating statements of qualifications and technical and pricing proposals of a construction manager at risk and/or design-builder (where those delivery methods are used); design and construction document phase services; cost estimating; bidding/negotiation/GMP proposal phase, construction phase (including site

visits), closeout phase and post-closeout phase services; usual and customary architectural, civil, structural, mechanical, plumbing, fire protection, landscape and electrical design and engineering services, signage and graphics, acoustics, security systems, technology, communications (telephone and data), fixtures, furnishings, interiors, food service and other equipment; attendance at meetings; reporting; and such additional services as may be necessary or appropriate.

II. Evaluation Criteria for Selection

Statements of qualifications should separately describe the firm's capabilities to provide the Professional Design Services, and the statements of qualifications should include:

(a) the name, address and phone number of the office where the personnel assigned to the Project will be based and principal contact person;

(b) company overview including the firm's history, legal form of firm, location of home office, number of licensed professionals and general firm history;

(c) the technical training, education and experience of the firm's owners, staff and personnel who will be assigned to perform services on the Project;

(d) the firm's experience in performing the applicable services for similar facilities;

(e) the firm's prospective consultants, the consultants' experience and the firm's previous experience when working with its proposed consultants;

(f) availability and capacity of the firm to provide the services in accordance with the Owner's timeline;

(g) the firm's equipment and facilities and the location, availability and accessibility of facilities and equipment to support staff activities on the Project;

(h) experience in new construction, renovations and additions;

(i) specification writing credentials and experience;

(j) experience with the design-build, construction manager-at-risk, general contracting and/or multiple prime contractor delivery methods and with working with a separately retained owner's representative;

(k) the firm's record keeping, reporting, monitoring and other information management systems, including scheduling and cost control systems;

(l) any previous work performed in connection with the Owner;

(m) any previous work performed for similar projects for any other political subdivisions. A minimum of three (3) references are requested, preferably public school districts;

(n) the firm's experience with the authorities with jurisdiction over the Project and the requirements of those authorities;

(o) proximity of the firm to the Project site;

(p) Listing of any claims against the firm within the last ten (10) years related to design and construction of projects (including any claims against the firm's professional liability policy and claims filed in a court of law) and any public or private construction projects within the last ten (10) years for which the firm has been declared in default; and

(q) the firm's track record and ability to deliver a project on scope, on time and within budget.

III. Questions and Inquiries

Questions regarding interpretation of the content of this Request for Qualifications must be submitted in writing not later than seven (7) calendar days prior to the deadline for submission of statements of qualifications and directed by e-mail to:

Jon T. Wesney, Superintendent
Centerville City School District
Email: jon.wesney@centerville.k12.oh.us

The subject line of the e-mail should clearly read "Request for Qualifications for Professional Design Services". No phone calls.

Questions will be reviewed and the Owner will determine in the Owner's sole discretion whether a written addendum should be issued as a result of any question.

Answers to any questions shall be by written addendum and shall be posted on the Owner's webpage at:

www.centerville.k12.oh.us

All firms will be presumed to have actual knowledge of all information posted on the Owner's webpage relating to this Request for Qualifications, and firms shall not avail themselves of incomplete knowledge and/or lack of familiarity of this Request for Qualifications and any addenda thereto resulting from the firm's failure to check the Owner's webpage. Interpretations, corrections and changes of the Request for Qualifications which are made in any manner other than a written addendum will not be binding.

Firms considering responding to this Request for Qualifications are strictly prohibited from communicating with any member of Owner's staff or representatives of the Owner except as set forth in this Article.

IV. Submittal Instructions

Firms interested in being considered should submit one electronic copy of the firm's statement of qualifications in PDF format by e-mail to:

Jon T. Wesney, Superintendent
Centerville City School District
E-mail: jon.wesney@centerville.k12.oh.us

The subject line of the e-mail should clearly read "Statement of Qualifications for Professional Design Services".

Statements of qualifications must be submitted not later than 4:00 P.M. Eastern Time on January 26, 2026. Statements of qualifications submitted after this date and time will not be accepted.

V. Selection Process

Responding firms will be evaluated separately and ranked in order of their qualifications. As part of this evaluation, the Owner may hold interviews with individual firms. The Owner expects to enter into contract negotiations with the firm ranked most qualified to perform the services needed. The Owner also reserves the right to enter into more than one contract for components of the Project rather than a single contract for the entire Project and to rank and select more than one firm to provide services for components of the Project rather than a single firm for the entire Project in any manner the Owner deems appropriate. Statements of qualifications received in response to this Request for Qualifications will be placed on file by the Owner, and firms submitting a statement of qualifications shall be deemed a pre-qualified firm for consideration for future

projects of the Owner in accordance with Ohio Revised Code 153.71(A) provided that a pre-qualified firm is not guaranteed any work during the eligibility period.