



## Capital Improvements

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*Mission: Each student is highly educated, prepared for leadership and service, and empowered for success as a citizen in a global community.*

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## REQUEST FOR QUALIFICATIONS

February 24, 2026

**\*Updated 2/24/26, see highlights below**

Columbus City Schools is pleased to announce a variety of upcoming capital improvements projects as part of its ongoing commitment to providing strong learning communities in every region. Below you will find a brief description of each project along with pertinent details.

Responding firms must submit a separate statement of qualifications for each project it wishes to be considered for.

- **Responses are due Friday, March 6, 2026 at 10:00 AM**

Additional project details and updates can be found on the district's website at [www.columbus.k12.oh.us/rfp](http://www.columbus.k12.oh.us/rfp) under this same project description.

A Virtual Informational meeting covering the projects will be held on **Tuesday, February 24, 2026 at 10:00 AM** at the following location: Zoom Meeting <https://ccsoh-us.zoom.us/j/88478358289> **Meeting ID:** 884 7835 8289. To join by phone or app use the following: +1-646-558-8656.

Submittals will be evaluated pursuant to ORC 153.65-691 based on the following criteria: professional qualifications of key members of design team, relevant past work of prospective firms, other applicable consultants, quality control procedures, response to CCS Community Inclusion Policy (Local Economically Disadvantaged Enterprise goal is 20% participation), and location of primary firm relative to project locations. Fees will be negotiated (unless noted otherwise). The district reserves the right to reject any and all statements of qualifications and to waive any informality, irregularity, or failure to conform to the instructions contained in this public announcement. Firms are not to contact any schools. All projects are funded from the District's permanent improvement funds and prevailing wage rates **WILL NOT** apply to these projects

The Columbus City School District does not discriminate based upon sex, race, color, national origin, religion, age, disability, sexual orientation, gender identity/expression, ancestry, familial status or military status with regard to admission, access, treatment or employment. This policy is applicable in all district programs and activities.

**\*\*\*\*Responding firms must submit a separate statement of qualifications for each project for which they wish to be considered\*\*\*\***

Responding firms are to submit (1) electronic copy in PDF format of Parts I and II of the [OFCC F110-330](#) Statement of Qualifications form (most recent version). **Part I is limited to 25 pages (unless noted otherwise). Total submittal should be no more than 30 pages.** EDGE requirements do not apply to this RFQ. Responding firms should delete Section H, items 34c and 34d (EDGE participation) from the OFCC F110-330 form but include LEDE forms A & B in their place. These forms will be available on the website for this RFQ. Address submittals to Brandie Bronston Houpe - Capital Improvements, [bbronston@columbus.k12.oh.us](mailto:bbronston@columbus.k12.oh.us)

General questions can be directed to Alex Trevino, Director of Capital Improvements, at [atrevino3260@columbus.k12.oh.us](mailto:atrevino3260@columbus.k12.oh.us) Contact information is provided for the assigned project manager for any project specific questions you may have. Revisions to this document will be posted with any significant changes that result from questions. All projects are funded from the District's permanent improvement funds and prevailing wage rates will not apply.

- A. Roof Replacement Package #27008: This project will consist of replacing the roof on two or more district facilities. Projects will need to pay particular attention to continuity of operations of the facility and to current supply chain issues in the materials market. This project continues the district's program of lifecycle renewals and will consist of interior upgrades largely executed over the 2027 summer break with an option to incorporate a subsequent contract and package (similar timeline and budget range to what is published) intended for execution over summer 2028. Below you will find a brief description of the project along with pertinent details.

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|----------------------------------|---|
| i. Project Manager:              | Lori Seeger<br><a href="mailto:lseeger@columbus.k12.oh.us">lseeger@columbus.k12.oh.us</a> |
| ii. Construction Delivery Model: | Design-Bid -Build   |
| iii. Budget:                     | \$1.0 – 2.M   |
| iv. Lead Design Consultant:      | Licensed Architect  |
| v. Interview Schedule:           | <b>Wednesday, March 18, 2026 @ 9:00-11:30 am</b>  |

The successful firm will be selected through a Request for Qualifications process. The selected consultant will be responsible for providing the following services which will be evaluated based on Scoring Rubric A (attached)::

- a. Working with CCS staff, confirm one or more sites where this work will be executed
- b. Evaluation of existing conditions

- c. Design phase documentation including construction documents and project manual development
- d. Preconstruction services including scheduling and estimating
- e. Bid phase and contract award support
- f. Construction administration and closeout services

The work of this contract is anticipated to last for no longer than 20 months. Construction will be targeted for summer break of 2027 but may begin sooner if conditions and school schedules are conducive.

**A. Building Envelope, Exterior Doors, and Windows Package #27009:** This project will consist of making upgrades and repairs to the building envelope at 4 or more sites. This project continues the district’s program of lifecycle renewals and will consist of interior upgrades largely executed over the 2027 summer break with an option to incorporate a subsequent contract and package (similar timeline and budget range to what is published) intended for execution over summer 2028. Below you will find a brief description of the project along with pertinent details. This project is expected to include the following scopes of work:

- Replacement of exterior entry doors (limited)
- Replacement of exterior windows (limited)
- Masonry repairs, including brick replacement, repointing, control joint repair, and lintel repair/replacement. Roof replacement is not anticipated in this package.

- i. Project Manager: Kurt Keaton  
[kkeaton@columbus.k12.oh.us](mailto:kkeaton@columbus.k12.oh.us)
- ii. Construction Delivery Model: Design-Bid-Build
- iii. Budget: \$2.0 - 2.5M
- iv. Lead Design Consultant: Licensed Architect
- v. Interview Schedule: **Thursday, March 19, 2026 @ 9:00-11:00 am**

The successful firm will be selected through a Request for Qualifications process. The selected consultant will be responsible for providing the following services which will be evaluated based on Scoring Rubric A (attached):

- a. Working with CCS staff, confirm one or more sites where this work will be executed
- b. Evaluation of existing conditions
- c. Design phase documentation including construction documents and project manual development
- d. Preconstruction services including scheduling and estimating
- e. Bid phase and contract award support
- f. Construction administration and closeout services

The work of this contract is anticipated to last for no longer than 20 months. Construction will be targeted for summer break of 2027 but may begin sooner if conditions and school schedules are conducive.

**A. Playground & Site Improvement Upgrades Package #27010:** This project will consist of upgrading existing elementary and early childhood playgrounds and constructing new early childhood playgrounds where they do not currently exist to support academic programs. Owner intends to purchase play equipment directly from the manufacturer for this project. This project continues the district's program of lifecycle renewals and will consist of interior upgrades largely executed over the 2027 summer break with an option to incorporate a subsequent contract and package (similar timeline and budget range to what is published) intended for execution over summer 2028. Below you will find a brief description of the project along with pertinent details. This project is expected to include the following scopes of work:

- Install 12-14 new play structures split between primary grades and early childhood play structures (assume a mix of replacements and new installations)
- Reconfigure hardscape/softscape as required to support configurations and ADA accommodations as appropriate
- Reconfiguration / redesign of asphalt play surface striping and play equipment
- Infrastructure including stormwater management if required
- Fencing as/where required
- Site furnishings at same quantity of sites – specific sites TBD
- Landscaping

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|----------------------------------|--|
| i. Project Manager:              | Garrett Brinkman<br><a href="mailto:gbrinkman@columbus.k12.oh.us">gbrinkman@columbus.k12.oh.us</a> |
| ii. Construction Delivery Model: | Design-Bid-Build   |
| iii. Budget:                     | \$2.0 - 2.2M & \$4-4.2 (including equipment)   |
| iv. Lead Design Consultant:      | <b>Licensed Landscape Architect or Architect</b>   |
| v. Interview Schedule:           | <b>Friday, March 20, 2026 @ 9:00-11:00 am</b>  |

The successful firm will be selected through a Request for Qualifications process. The selected consultant will be responsible for providing the following services which will be evaluated based on Scoring Rubric A (attached):

- a. Working with CCS staff, confirm one or more sites where this work will be executed
- b. Evaluation of existing conditions
- c. Design phase documentation including construction documents and project manual development
- d. Preconstruction services including scheduling and estimating
- e. Bid phase and contract award support
- f. Construction administration and closeout services

The work of this contract is anticipated to last for no longer than 20 months. Construction will be targeted for summer break of 2027 but may begin sooner if conditions and school schedules are conducive.

A. Outdoor Athletics Package #27005B: This contract is the companion contract to package #27005A and will select the Construction Manager at Risk for construction of the project.

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|----------------------------------|--|
| i. Project Manager:              | Garrett Brinkman<br><a href="mailto:gbrinkman@columbus.k12.oh.us">gbrinkman@columbus.k12.oh.us</a> |
| ii. Construction Delivery Model: | Construction Manager at Risk   |
| iii. Budget:                     | \$8.0M – 11.0M (Total Available Project Budget)  |
| iv. Lead Firm:                   | Construction Manager   |
| v. Interview Schedule:           | <b>Thursday, April 17, 2026 @ 9:00 - 11:30 am</b>  |

The successful firm will be selected through a Best Value Selection process initiated with a Request for Qualifications (RFQ), which will be evaluated based on Scoring Rubric C (attached). ***For this project, the page limit for responses is 35 pages. Additional information including a more detailed RFQ will be made available at a later date.***

### **Questions:**

- Will you be issuing the 330 form that lists the relevant scope items for each project? **Alex noted this will be issued via Addendum.**
- Does the page limit include project sheets and resumes? **Yes**
- Does the page count include bonding capacity letter and insurance certificates? **Yes**
- Will AOR be considered for the Playground and Site Improvements? **Yes, see highlighted revisions above!**
- For project D, how many sites are part of the project and what is the scope? Football, baseball other? **Garrett noted POR is still being created. We don't know sites yet, but typically keep it 1-3 sites. Typically, football, track, soccer-but could include baseball, softball & tennis.**
- Are site surveys available for playground sites or part of responding scope of services? **We will provide you with record drawings we have.**
- Marker Construction noted they didn't see CMR RFQ on District website. **Brandie to add today!**

