

Welcome to the RFQ Informational Meeting for

Design Services for 2027 Capital Projects - Phase B

Please sign-in to this meeting by emailing your name, company name, preferred email address and phone number to:

bbronston@columbus.k12.oh.us

Please mute your microphone; we will be muting everyone before the presentation begins.

Please direct all your questions through the chat feature.

You can access chat at the top right corner of your screen.

Questions will be addressed at the end of the presentation.

If you are unable to submit your questions via chat, please email them as a Request for Information (RFI) using the contact information provided in the presentation.

The meeting agenda is posted on the district website and will be updated with any notes from the meeting. Solicitations can be found at www.columbus.k12.oh.us/rfp Navigate to the appropriate solicitation.

Introduction to Project Team

Brandie Bronston Houpe, Construction Contract Manager – Columbus City Schools bbronston@columbus.k12.oh.us

Garrett Brinkman, Project Manager – Columbus City Schools gbrinkman@columbus.k12.oh.us

Dan Cline, Project Manager – Columbus City Schools dcline@columbus.k12.oh.us

Kurt Keaton, Project Manager – Columbus City Schools kkeaton@columbus.k12.oh.us

Lori Seeger, Project Manager – Columbus City Schools lseeger@columbus.k12.oh.us

Bob Mickley, Project Manager – Columbus City Schools rmickley@columbus.k12.oh.us

Alex Trevino, Facility Director – Columbus City Schools atrevino3260@columbus.k12.oh.us

General Project Information

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

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

General Project Information

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

******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

General questions may be directed to Alex Trevino, Director of Capital Improvements, at 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.

General Project Information

Again, address submittals to Brandie Bronston Houpe - Capital Improvements,
bbronston@columbus.k12.oh.us

It is up to the submitting firm to verify that their Statement of Qualifications was received. You will receive a response email noting “Received”. If you do not, please reach out to Brandie via email or at 380-997-7471.

We strongly recommend compressing your pdf to make sure it is less 10MB.

Project Notification Schedule

Notification to Shortlisted Vendors

- 27008 – Roof Replacements – Architect of Record – **March 13th**
- 27009 – Building Envelope – Architect of Record – **March 13th**
- 27010 – Playground Improvements – Landscape Architect/Architect of Record – **March 13th**
- 27005B – Outdoor Athletics – Construction Manager – **March 13th**

Interview Schedule

- 27008 – Roof Replacements – Architect of Record – **March 18th**
- 27009 – Building Envelope – Architect of Record – **March 19th**
- 27010 – Playground Improvements – Landscape Architect/Architect of Record – **March 20th**
- 27005B – Outdoor Athletics – Construction Manager – **April 17th**

Board Approval of Contracts

Board approval of Contracts anticipated as follows:

- 27008 – Roof Replacements – Architect of Record – **April 21st**
- 27009 – Building Envelope – Architect of Record – **April 21st**
- 27010 – Playground Improvements – Landscape Architect/Architect of Record – **April 21st**
- 27005B – Outdoor Athletics – Construction Manager – **May 5th**

Budget & Schedule

Funding for the projects will come from the district's Permanent Improvement Fund.

1. Roof Replacements anticipated construction costs are estimated at \$1M - \$2.0M
2. Building Envelope anticipated construction costs are estimated at \$2M - \$2.5M
3. Playground & Site Improvements anticipated construction costs are estimated at \$2M - \$2.2M
4. Outdoor Athletics anticipated construction costs are estimated at \$8M - \$11M

Again, prevailing wage requirements **DO NOT** apply to these projects.

Project schedules will need to be coordinated for each specific project. Dependent upon the scope of the work, some activities may be able to commence during the school year if they are not disruptive to the educational environment, but most construction activity should be anticipated to occur over summer break of 2027.

Projects

Roof Replacement Package #27008

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.

- i. Project Manager: [Lori Seeger](mailto:lseeger@columbus.k12.oh.us)
lseeger@columbus.k12.oh.us
- ii. Construction Delivery Model: Design-Bid -Build
- iii. Budget: \$1.0 – 2.M
- iv. Lead Design Consultant: Licensed Architect
- v. Interview Schedule: **Wednesday, March 18, 2026 @ 9:00-11:30 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.

Building Envelope, Exterior Doors & Windows Package #27009

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
- 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.

Playground & Site Improvements Package #27010

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

- i. Project Manager: Garrett Brinkman
gbrinkman@columbus.k12.oh.us
- ii. Construction Delivery Model: Design-Bid-Build
- iii. Budget: \$2.0 - 2.2M & \$4-4.2 (including equipment)
- iv. Lead Design Consultant: Licensed Landscape Architect
- v. Interview Schedule: **Friday, March 20, 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.

Outdoor Athletics Package #27005B

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.

- i. Project Manager: Garrett Brinkman
gbrinkman@columbus.k12.oh.us
- 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: **Thursday, April 17, 2026 @ 9:00 - 11:30 am**

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?