

Welcome to the RFQ Informational Meeting for

Design Services for 2027 Capital Projects

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 ***Friday, December 12, 2025 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

- 27002 – Classroom Renovations ES – Architect of Record – **January 9th**
- 27003 – Classroom Renovations MS/HS – Architect of Record – **January 9th**
- 27004 – Auditorium & Gymnasium Upgrades – Architect of Record – **January 9th**
- 27005A – Outdoor Athletics – Architect of Record – **January 9th**
- 27007 – Fire Alarm Upgrades – Engineer of Record – **January 9th**

Interview Schedule

- 27002 – Classroom Renovations ES – Architect of Record – **January 13th**
- 27003 – Classroom Renovations MS/HS – Architect of Record – **January 14th**
- 27004 – Auditorium & Gymnasium Upgrades – Architect of Record – **January 15th**
- 27005A – Outdoor Athletics – Licensed Design Professional – **January 16th**
- 27007 – Fire Alarm Upgrades – Engineer of Record – **January 20th**

Board Approval of Contracts

- 27002 – Classroom Renovations ES – Architect of Record – **March 3rd**
- 27003 – Classroom Renovations MS/HS – Architect of Record – **March 3rd**
- 27004 – Auditorium & Gymnasium Upgrades – Architect of Record – **March 3rd**
- 27005A – Outdoor Athletics – Architect of Record – **March 3rd**
- 27007 – Fire Alarm Upgrades – Engineer of Record – **March 3rd**

Budget & Schedule

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

1. Classroom Renovations (ES) anticipated construction costs are estimated at \$4.5M - \$5.5M
2. Classroom Renovations (MS/HS) anticipated construction costs are estimated at \$10M - \$15M
3. Auditorium & Gymnasium Upgrades anticipated construction costs are estimated at \$4.5M - \$5.0M
4. Outdoor Athletics anticipated construction costs are estimated at \$8M - \$11M
5. Fire Alarm Upgrades anticipated construction costs are estimated at \$1.5 - \$2.0M

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

Classroom Renovations (Elementary School) Package #27002

- A. **Classroom Renovations (Elementary School) Package #27002**. This project will mark the fourth consecutive year of Learning Environment upgrades for the district, with previous projects supporting significant upgrades at Hamilton STEM PK-6, Scottwood Elementary School, and Devonshire Elementary School. 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.

Relevant Project Details:

- | | |
|---------------------------------|---|
| 1. Project Manager: | Kurt Keaton
kkeaton@columbus.k12.oh.us |
| 2. Construction Delivery Model: | Job Order Contracting (JOC) |
| 3. Budget | \$4.5 – 5.5M |
| 4. Lead Design Consultant: | Registered Architect |
| 5. Interview Schedule: | 1/13/2026 @ 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 the site where this work will be executed
- b. Evaluation of existing conditions
- c. Staff Engagement
- d. Lead Design
- e. Construction Administration
- f. Closeout Support

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.

Classroom Renovations (Middle & High Schools) Package #27003

- B. **Classroom Renovations (Middle & High Schools) Package #27003:** This project will mark the fourth consecutive year of Learning Environment upgrades for the district, with previous projects supporting significant upgrades at Mifflin High School, Whetstone High School, Walnut Ridge High School and Northland High School. 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.

Relevant Project Details:

- | | |
|---------------------------------|---|
| 1. Project Manager: | Dan Cline
dcline@columbus.k12.oh.us |
| 2. Construction Delivery Model: | Job Order Contracting (JOC) |
| 3. Budget | \$10 - 15.0M |
| 4. Lead Design Consultant: | Licensed Architect |
| 5. Interview Schedule: | 1/14/2026 @ 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 B (attached):

- a. Working with CCS staff, confirm the site(s) and general scope of work where this work will be executed
- b. Evaluation of existing conditions
- c. Staff Engagement
- d. Lead Design
- e. Construction Administration
- f. Closeout Support

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.

Auditorium & Gymnasium Upgrades Package #27004

C. **Auditorium & Gymnasium Upgrades Package #27004.** This project will consist of the following upgrades at two or more of the district's facilities:

- Auditoria (2 sites)
 - o New seating, flooring, and stage curtains (including ADA accommodations)
 - o Upgrade/replace audio, visual, and theater lighting systems
 - o Acoustic upgrades to control sound reflection and reverberation
 - o Other improvements as recommended
- Gymnasias (2 sites)
 - o New retractable bleacher seating
 - o New basketball backstops, dividing curtains, scoreboards, wrestling mat hoists and protective mats
 - o New or refinished gymnasium floor
 - o Other improvements as recommended

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.

Relevant Project Details:

- | | |
|---------------------------------|---|
| 1. Project Manager: | Lori Seeger
lseeger@columbus.k12.oh.us |
| 2. Construction Delivery Model: | Design-Bid-Build |
| 3. Budget | \$4.5 – 5.0 M |
| 4. Lead Design Consultant: | Licensed Architect |
| 5. Interview Schedule: | 1/15/2026 @ 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 the 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 #27005A

D. **Outdoor Athletics Package #27005A**: This project will consist of a variety of upgrades at one or more of the district's sports complexes that will tackle the following core upgrades (unless recent upgrades already exist):

- Grandstands & Pressbox
- Baseball field
- Softball field
- Tennis courts
- Running track (if recommended)
- Stadium Lighting Upgrade (if recommended)
- Stadium Fencing Upgrades/replacement
- Field Irrigation Upgrades
- Related amenities such as restrooms, locker rooms, concessions, fencing, scoreboards, irrigation, drainage, walk paths, ADA accommodations, etc.

This project continues the district's program of lifecycle renewals 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.

Relevant Project Details:

- | | |
|---------------------------------|--|
| 1. Project Manager: | Garrett Brinkman
gbrinkman@columbus.k12.oh.us |
| 2. Construction Delivery Model: | Construction Manager at Risk |
| 3. Budget | \$8.0 – 11.0M |
| 4. Lead Design Consultant: | Licensed Architect, Landscape Architect, or Civil Engineer |
| 5. Interview Schedule: | 1/16/2026 @ 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 B (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 (firms should assume that all disciplines will be required, including but not limited to civil, architectural, mechanical, electrical, plumbing, structural, and technology).
- 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.

Fire Alarm Upgrades #27007

- E. **Fire Alarm Upgrades Package #27007:** This project will consist of fire alarm upgrades at four or more academic facilities with existing systems that are at the end of their anticipated useful life. Existing systems are operational but do not comply with current requirements for voice annunciation and will be expected to have that capacity after upgrades. Upgraded systems will incorporate carbon monoxide detection where applicable. Additionally, some facilities (elementary schools in particular) will be studied for the removal of non-egress exterior doors which might appear in classrooms, and student restrooms; these doors will be removed as part of the project.

This project continues the district's program of lifecycle renewals and will include an option to incorporate a subsequent contract and package (similar timeline and budget range to what is published) intended for execution over calendar year 2027-2028. Below you will find a brief description of the project along with pertinent details.

Relevant Project Details:

- 1. Project Manager: Lori Seeger
lseeger@columbus.k12.oh.us
- 2. Construction Delivery Model: Design-Bid-Build
- 3. Budget: \$1.5 – 2.0 M
- 4. Lead Design Consultant: **Licensed Engineer**
- 5. Interview Schedule: 1/15/2026 @ 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. Architectural consultant services should be anticipated.
- 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 2025 but may begin sooner if conditions and school schedules are conducive.

The work of this contract is anticipated to last for no longer than 20 months. Construction will be targeted for summer break of 2025 but may begin sooner if conditions and school schedules are conducive.

Questions?

1. Can you clarify the type of lead consultant for Fire Alarm project? ***Alex noted that will be Licensed Engineer.***

