



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.

REQUEST FOR QUALIFICATIONS

February 21, 2025

***Revised 2/20/2025**

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, February 28, 2025 at 10:00 AM**

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

A Virtual Informational meeting covering the projects will be held on **Monday, December 9, 2024 at 10:00 AM** at the following location: Zoom Meeting <https://ccsoh-us.zoom.us/j/86825923889> **Meeting ID:** 868 2592 3889. 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

General questions can 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. All projects are funded from the District's permanent improvement funds and prevailing wage rates will not apply.

- A. HVAC & Mechanical Improvements Package #26009 & #27001 (optional): This project will consist of various HVAC equipment and mechanical system replacements/ upgrades at multiple sites across the district's facilities. The selected consultant should expect that the work may involve work at 10 or more separate sites and may involve replacing existing boilers, chillers, pumps, controls, air handling equipment, domestic plumbing, and related systems. The work will focus on simplification of existing systems and focus on reliability, occupant comfort, ease of maintenance, and efficiency. This contract will also incorporate acceptance testing as part of the base contract with an option to incorporate functional testing and commissioning services. **This contract will incorporate Package #26009 intended for execution over summer 2026 with an option to incorporate Package #27001 intended for execution over summer 2027.**

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| i. Project Manager: | Dan Cline
dcline@columbus.k12.oh.us |
| ii. Construction Delivery Model: | Design-Build |
| iii. Budget: | \$7.0 - 10.0M (with an option for a 2nd year and a total potential budget of \$14.0-20.0M) |
| iv. Lead Design Consultant: | Criteria Engineer (Licensed Engineer) |
| v. Interview Schedule: | Thursday, March 13, 2025 @ 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):

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- a. Working with CCS staff, confirm one or more sites where this work will be executed
- b. Evaluation of existing conditions
- c. Establishing criteria documentation for the project
- d. Design-builder procurement support
- e. Construction administration and closeout services
- f. Acceptance Testing
- g. Functional Testing
- h. Commissioning

The work of this contract is anticipated to last for no longer than 20 months. Construction will be targeted for summer break of 2026 but may begin sooner if conditions and school schedules are conducive. **If the second year option is exercised, the contract duration will be extended commensurate with the additional year of work.**

- B. Roof Replacement Package #26010: 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.

- i. Project Manager: Lori Seeger
lseeger@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: Wednesday, March 19, 2025 @ 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 2026 but may begin sooner if conditions and school schedules are conducive.

A. Outdoor Athletics Package #26006B: This contract is the companion contract to package #26006A and will select the Construction Manager at Risk for construction of the project.

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| i. Project Manager: | Kurt Keaton
kkeaton@columbus.k12.oh.us |
| ii. Construction Delivery Model: | Construction Manager at Risk |
| iii. Budget: | \$7.0M – 10.0M |
| iv. Lead Firm: | Construction Manager |
| v. Interview Schedule: | Thursday, April 17, 2025 @ 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.***