

Columbus City Schools – FY 26 Summer Work

Informational Meeting **Agenda**

December 9, 2024

1. Welcome/Introductions to the Project Team
 - a. **Brandie Bronston Houpe, Construction Contract Manager** – Columbus City Schools
 - b. **Dan Cline, Project Manager** – Columbus City Schools dcline@columbus.k12.oh.us
 - c. **Kurt Keaton, Project Manager** – Columbus City Schools kkeaton@columbus.k12.oh.us
 - d. **Lori Seeger, Project Manager** – Columbus City Schools lseeger@columbus.k12.oh.us
 - e. **Alex Trevino, Facility Director** – Columbus City Schools atrevino3260@columbus.k12.oh.us

2. General
 - a. Deadline:
 - i. **Monday, December 23, 2024 , at 10:00 AM**
 - b. Submit statements of qualification to Brandie Bronston Houpe at bbronston@columbus.k12.oh.us
Submit in PDF format ONLY.
 - c. General questions can be directed to Alex Trevino, Director of Capital Improvements at atrevino3260@columbus.k12.oh.us Project specific questions should be directed to the assigned project manager indicated for each project. Questions will be answered and posted to the website at <http://www.columbus.k12.oh.us/rfp> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.
 - d. Cancellation and Rejection: CCS reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. CCS shall have no liability to any Proposer arising out of such cancellation or rejection. CCS reserves the right to waive minor variations in the selection process.

 - e. **Notification of the short-listed vendors anticipated as follows:**
 - 26002 – Classroom Renovations ES – Architect of Record – **January 10th**
 - 26003 – Classroom Renovations MS/HS – Architect of Record – **January 10th**
 - 26004 – Building Envelope – Criteria Architect – **January 10th**
 - 26005 – Auditorium & Gymnasium Upgrades – Architect of Record – **January 10th**
 - 26006A – Outdoor Athletics – Architect of Record – **January 10th**
 - 26007 – Playground & Site Improvement Upgrades – Landscape Architect of Record – **January 10th**
 - 26008 – Academic Facilities Assessment – Architect of Record – **January 10th**

 - f. **Interviews schedules as follows:**
 - 26002 – Classroom Renovations ES – Architect of Record – **January 28th**
 - 26003 – Classroom Renovations MS/HS – Architect of Record – **January 29th**
 - 26004 – Building Envelope – Criteria Architect – **January 16th**
 - 26005 – Auditorium & Gymnasium Upgrades – Architect of Record – **January 17th**
 - 26006A – Outdoor Athletics – Architect of Record – **January 21st**
 - 26007 – Playground & Site Improvement Upgrades – Landscape Architect of Record – **January 22nd**
 - 26008 – Academic Facilities Assessment – Architect of Record – **January 24th**

g. Board approval of a contracts anticipated as follows:

- 26002 – Classroom Renovations ES – Architect of Record – **March 4th**
- 26003 – Classroom Renovations MS/HS – Architect of Record – **March 4th**
- 26004 – Building Envelope – Criteria Architect – **March 4th**
- 26005 – Auditorium & Gymnasium Upgrades – Architect of Record – **March 4th**
- 26006A – Outdoor Athletics – Architect of Record or – **March 4th**
- 26007 – Playground & Site Improvement Upgrades – Landscape Architect of Record – **March 4th**
- 26008 – Academic Facilities Assessment – Architect of Record – **March 4th**

- h. Submit on OFCC's form F110-330 (most recent version) available from their website www.ofcc.ohio.gov . Delete sections H, items 34c and 34d and include the district's LEDE forms instead (see section below).
- i. While EDGE requirements do not apply to these projects, the Board of Education's LEDE policy (Locally and Economically Disadvantaged Enterprise program) does apply. Please reference the RFQ document online for the required forms A&B to submit and to the district's [vendor](#) page for more information on the LEDE program, as well as updated LEDE information proposers should submit with Statement of Qualifications.
- j. Do not reach out to any district school or other department to prepare your statement of qualifications.
- k. Submit a separate statement of qualifications for each project you intend to compete for
- l. Page limits for all projects are as follows:
- a. Part 1 is limited to **25** pages. Total submittal should be no more than **30** pages.
- m. Score sheet is included in the RFQ packet which is available on the district's purchasing website.
- n. Prevailing Wage Rates **DO NOT** apply to these projects.

3. Scope

a. Classroom Renovations (ES) Package #26002:

- i. This project will consist of various upgrades to the described spaces at two or more of the district's facilities. Anticipated project budget is \$4.5 - \$5.5M. Project delivery model will be Job Order Contracting (JOC). While this is a limited services contract, the selected JOC contractor will require a design firm to complete the project and provide AOR/EOR services to the extent required by the final design and reprogramming effort. Upon successful completion of the schematic design effort, the Owner will work with the selected JOC contractor to assume the services of the selected firm and incorporate the balance of the services within the final JOC proposal for the construction of the project.
- ii. Specific site locations will be announced after selection.
- iii. Programming, Design Charette, Schematic Design & Staff Engagement services should be emphasized.

b. Classroom Renovations (MS/HS) Package #26003:

- i. This project will consist of various upgrades to the described spaces at two or more of the district's facilities. Anticipated project budget is \$10- \$15M. Project delivery model will be Job Order Contracting (JOC). While this is a limited services contract, the selected JOC contractor will require a design firm to complete the project and provide AOR/EOR services to the extent required by the final design and reprogramming effort. Upon successful completion of the schematic design effort, the Owner will work with the selected JOC contractor to assume the services of the selected firm and incorporate the balance of the services within the final JOC

- proposal for the construction of the project.
 - ii. Specific site locations will be announced after selection.
 - iii. Programming, Design Charette, Schematic Design & Staff Engagement services should be emphasized.
- c. Building Envelope, Exterior Doors, and Windows Package #26004:
- i. This project will consist of making upgrades and repairs to the building envelope at 4 or more sites and is anticipated to consist of the following scopes of work. Anticipated project budget is \$2.5 - \$3M. Project delivery model will be design-build. The selected firm should anticipate that this project will consist largely of replacement of exterior entry doors, replacement of exterior windows. Masonry repairs, including brick replacement, repointing, control joint repair, and lintel repair/replacement.
 - ii. Specific site locations will be announced after selection.
 - iii. Support during the Best Value Selection phase should be emphasized.
 - iv. Construction administration services should be emphasized.
- d. Auditorium & Gymnasium Upgrades Package #26005:
- i. This project will consist of replacing entry doors, storefronts, and windows at multiple facilities across the district. The anticipated project budget is \$2.75 - \$3.25M. Project delivery model will be design-bid-build. The selected firm can anticipate that district staff will provide a list of two or more facilities targeted for this work. The selected firm will assess the selected facilities, and working with their assigned project manager, scope the projects to align to the available budget. This project will consist of the following upgrades at two or more of the district's facilities:
 - Auditoria (2 sites)
 - New seating, flooring, and stage curtains (including ADA accommodations)
 - Upgrade/replace audio, visual, and theater lighting systems
 - Acoustic upgrades to control sound and reverberation
 - Other improvements as recommended.
 - Gymnasia (2 sites)
 - New retractable bleacher seating
 - New basketball backstops, dividing curtains, scoreboards, and protective mats
 - New or refinished gymnasium floor
 - Other improvements as recommended.
 - ii. The selected consultant should anticipate that the work may be split into at least 2 bid packages dependent upon the bidding environment.
 - iii. Specific site locations will be announced after selection.
 - iv. Construction administration and closeout services should be emphasized.
- e. Outdoor Athletics Package #26006A:
- i. 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:
 - Grandstand & 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 restroom, locker rooms, concessions, fencing, scoreboards, irrigation, drainage, walk paths, ADA accommodations, etc.
- ii. The anticipated project budget is \$8 - \$11M. Project delivery model will be Construction Manager at Risk.
 - iii. Working with CCS staff, the selected firm will confirm one or more sites where this work will be executed. Evaluation of existing conditions. Design phase documentation including construction documents and project manual development. Preconstruction services including scheduling and estimating.
 - iv. Bid phase and contract award support.
 - v. Construction administration and closeout services should be emphasized.
- f. Playground Upgrades Package #26007:
- i. 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. The district intends to direct procure the play equipment based on a district standard. The anticipated project budget is \$2.2 - \$2.75M and \$4.2 - \$5M (including equipment). Project delivery model will be design-bid-build (with Owner procured equipment). The selected firm will assess the selected facilities, and working with the district's play structure standard and working with their assigned project manager, scope the projects to align to the available budget. The selected consultant should anticipate that the work may be split into 2 or more bid packages dependent upon the bidding environment. 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
 - ii. Specific site locations will be announced after selection.
 - iii. Construction administration services should be emphasized.
- g. Academic Facility Assessment #26008:
- i. This project will consist of a detailed assessment of two academic facilities to identify deficiencies, recommend upgrades, and design improvements that can reasonably be implemented to bring a legacy facility into compliance with modern code requirements. This work may include one any of the following:
 - Americans with Disabilities Act (ADA) compliance
 - Location and configurations of handrails and guardrails
 - Fire separations, dampers, glazing, etc.
 - Door hardware, grab bars, and other miscellaneous hardware

- Drinking fountains, lavatory, and other fixture improvements
 - Note that while improvements to existing elevators may be considered, adding them where they do not currently exist is not contemplated
- ii. Working with CCS staff, confirm one or more sites where this work will be executed and produce an evaluation of existing conditions. Design phase documentation including construction documents and project manual development. Preconstruction services including scheduling and estimating. Bid phase and contract award support.
 - iii. Construction administration services should be emphasized.

4. Budget and Schedule

- i. 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. Building Envelope anticipated construction costs are estimated at \$2.5M - \$3M
 4. Auditorium & Gymnasium Upgrades anticipated construction costs are estimated at \$3.5M - \$5M
 5. Outdoor Athletics anticipated construction costs are estimated at \$8M - \$11M
 6. Playground Upgrades anticipated construction costs (excluding equipment) are estimated at \$2.0 - \$2.75M & \$4.2 - \$5M (including equipment).
 7. Academic Facilities Assessment anticipated construction costs are estimated at \$1M - \$2M
- ii. Prevailing wage requirements **DO NOT** apply to these projects.
- iii. 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 2026.

5. Team Structure

- i. Organization and competence of team
- ii. Availability of manpower to manage the work
- iii. Estimating, reconciliation, Guaranteed Maximum Price negotiation (if applicable)
- iv. Constructability and value engineering
- v. Past performance on similar projects
- vi. Financial responsibility

6. Questions?

- **Could you please clarify what scope items we are supposed to list in Section F. for each of the projects? *Please reference the full RFQ document dated 12/09/24***
- **Your opening slide showed the lead consultant for the athletic project was architect, landscape architect or civil engineer, but the project description was architect only. Which is it? *Please reference the full RFQ document dated 12/09/24. The lead consultant will be required to be a licensed architect.***

- Is the Building Envelope Consultant going to work for the Architect, or will we submit later and work as a third party special inspector for the Columbus City Schools? *With respect to project #26004, any specialty consultants would work as sub-consultants to the selected AOR.*
- If the Building Envelope Special Inspection is working for the architect, will you be giving us a list of the architects who are submitting so we can send our BEC team qualifications information to them for inclusion in their submission to you? *The sign-in list for the pre-submission conference has been provided on the CCS website. No further contact information is currently available.*
- *If the Building Envelope Special Inspector is instead working directly for the Columbus City Schools, at what time/address do you want us to submit our qualifications to you? CCS will not contract separately for special inspections at this time.*