

Welcome to the RFQ Informational Meeting for

Design Services for 2026 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

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 ***December 23, 2024 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

- 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**

Interview Schedule

- 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**

Board Approval of Contracts

- 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**

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 \$4.5-\$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

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 2026.

Projects

Classroom Renovations (Elementary School) Package #26002

A. Classroom Renovations (Elementary School) Package #26002: Columbus City Schools is pleased to announce a planned interior upgrade to an elementary facility over the summer break of 2026. This project will mark the fourth consecutive year of Learning Environment upgrades for the district, with previous projects supporting significant upgrades at Hamilton STEM K-6, Scottwood Elementary School, and Devonshire Elementary School. This project continues the district's program of lifecycle renewals and a commitment to provide strong learning communities in every region. Below you will find a brief description of the project along with pertinent details.

Relevant Project Details:

- i. Project Manager: Kurt Keaton
kkeaton@columbus.k12.oh.us
- ii. Construction Delivery Model: Job Order Contracting (JOC)
 - a. Contractor (tentative): TBD
- iii. Budget: \$4.5 - 5.5M
- iv. Schedule: Construction complete August 2026

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. Lead Design
- d. Programming
- e. Design Charette
- f. Schematic Design
- g. Staff Engagement

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.

Classroom Renovations (Middle & High Schools) Package #26003

- B. Classroom Renovations (Middle & High Schools) Package #26003:** Columbus City Schools is pleased to announce a planned interior upgrade to either a middle or high school facility over the summer break of 2026. 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 a commitment to provide strong learning communities in every region. Below you will find a brief description of the project along with pertinent details.

Relevant Project Details:

- | | |
|----------------------------------|---|
| v. Project Manager | Bob Mickley
rmickley@columbus.k12.oh.us |
| vi. Construction Delivery Model: | Job Order Contracting (JOC) |
| a. Contractor (tentative) | TBD |
| vii. Budget: | \$10-15.0M |
| viii. Schedule: | Construction complete August 2026 |

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):

- h. Working with CCS staff, confirm the site where this work will be executed
- i. Evaluation of existing conditions
- j. Lead Design
- k. Programming
- l. Design Charette
- m. Schematic Design
- n. Staff Engagement

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.

Building Envelope, Exterior Doors & Window Package #26004

C. Building Envelope, Exterior Doors, and Windows Package #26004: 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:

- 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: \$2.5 - 3.0M
 - iv. Lead Design Consultant: Licensed Architect
 - v. Interview Schedule: Thursday, January 16, 2025 @ 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):

- o. Working with CCS staff, confirm one or more sites where this work will be executed
- p. Evaluation of existing conditions
- q. Design phase documentation including construction documents and project manual development
- r. Preconstruction services including scheduling and estimating
- s. Bid phase and contract award support
- t. 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.

Auditorium & Gymnasium Upgrades Package #26005

D. Auditorium & Gymnasium Upgrades Package #26005: 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 reflection and reverberation
 - Other improvements as recommended
- Gymnasias (2 sites)
 - New retractable bleacher seating
 - New basketball backstops, dividing curtains, scoreboards, wrestling mat hoists and protective mats
 - New or refinished gymnasium floor
 - Other improvements as recommended

- i. Project Manager: Dan Cline
dcline@columbus.k12.oh.us
- ii. Construction Delivery Model: Design-Bid-Build
- iii. Budget: \$3.5 – 4.0M
- iv. Lead Design Consultant: Licensed Architect
- v. Interview Schedule: Friday, January 17, 2025 @ 9:00-11:00 am

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.

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

Outdoor Athletics #26006A

E. Outdoor Athletics Package #26006A: 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:

- 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.

- i. Project Manager: Kurt Keaton
kkeaton@columbus.k12.oh.us
- ii. Construction Delivery Model: Construction Manager at Risk
- iii. Budget: \$8.0M - \$11.0M
- iv. Lead Design Consultant: Licensed Architect
- v. Interview Schedule: Tuesday, January 21, 2025 @ 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 (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 2026 but may begin sooner if conditions and school schedules are conducive.

Playground & Site Improvements Package #26007

F. Playground & Site Improvement Upgrades Package #26007: 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 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: Lori Seeger
lseeger@columbus.k12.oh.us
- ii. Construction Delivery Model: Design-Bid-Build
- iii. Budget: \$2.2 - 2.75M
(\$4.2 - 5M including equipment)
- iv. Lead Design Consultant: Licensed Landscape Architect
- v. Interview Schedule: Wednesday, January 22, 2025 @ 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 2026 but may begin sooner if conditions and school schedules are conducive.

Academic Facilities Assessment #26008

Academic Facilities Assessment #26008: This project will consist of a detailed assessment of two academic facilities to identify deficiencies, recommend upgrades, and design improvements that can be reasonably implemented to bring a legacy facility into compliance with modern code requirements. This work may include any of the following:

- Americans with Disabilities Act (ADA) compliance
- Location and configurations of handrails and guardrails
- Fire separations, fire dampers, fire 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

- i. Project Manager: Dan Cline
dcline@columbus.k12.oh.us
- ii. Construction Delivery Model: Design-Bid-Build
- iii. Budget: \$1.0 - 2.0 M
- iv. Lead Design Consultant: Licensed Architect
- v. Interview Schedule: Friday, January 24, 2025 @ 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 2026 but may begin sooner if conditions and school schedules are conducive.

Questions?