



Capital Improvements

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www.ccsOH.us

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 02, 2024

(Revised 2/9/24)

***Revised Items in Red**

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. Due to the quantity of projects being announced simultaneously and the amount of time it will take to process the responses, and schedule interviews with the shortlisted firms, responses to this Request for Qualifications will be received in two phases:

- Phase 1 projects are items A-F: Responses are due February 29, 2024 at 10:00 AM
- Phase 2 projects are items G-L: Responses are due March 28, 2024 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 **Thursday, February 8, 2024 at 1:00 PM** at the following location:

<https://ccsoh-us.zoom.us/j/88661172245?pwd=MmdRV2x3djQzcmtYV3dhYTduamxYQT09>

Meeting ID: 886 6117 2245. To join by phone or app use the following: +1-646-558-8656.
Passcode: 507142

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

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.

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)**. 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.

A. HVAC & Mechanical Improvements Package #25002: 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.

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|----------------------------------|---|
| i. Project Manager: | Dan Cline
dcline@columbus.k12.oh.us |
| ii. Construction Delivery Model: | Design-Build |
| iii. Budget: | \$8.0 – 10.0 M |
| iv. Lead Design Consultant: | Criteria Engineer (Licensed Engineer) |
| v. Interview Schedule: | Friday, March 15, 2024 @ 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. 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 2025 but may begin sooner if conditions and school schedules are conducive.

B. Roof Replacement Package #25003: This project will consist of replacing the roof (or a potential roof overlay) 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.

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| i. Project Manager: | Lori Seeger
lseeger@columbus.k12.oh.us |
| ii. Construction Delivery Model: | Design-Bid -Build |
| iii. Budget: | \$2.0 – 2.5 M |
| iv. Lead Design Consultant: | Licensed Architect |
| v. Interview Schedule: | Friday, March 15, 2024 @ 1:30 - 3:30 pm |

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 2025 but may begin sooner if conditions and school schedules are conducive.

C. Building Envelope, Exterior Doors, and Windows Package #25004: 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
- 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: Monday, March 18, 2024 @ 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 2025 but may begin sooner if conditions and school schedules are conducive.

D. Auditorium & Gymnasium Upgrades Package #25005: 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: Monday, March 18, 2024 @ 1:30 - 3:30 pm

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 2023 but may begin sooner if conditions and school schedules are conducive.

- E. School Safety Assessment Package #25006: This project will consist of two distinct phases:
 - Assessment Phase: review existing district academic and non-academic facilities including but not limited to the following: existing physical conditions, flow of traffic and visitors onto the site and into the facility, visitor management systems, visitor screening systems, CCTV systems, access control systems, procedures, training, and all related systems.
 - Implementation Phase: potential resulting projects include but are not limited to:
 - i. Physical improvements or modifications to facilities, systems and/or sites to recommendations from the assessment phase
 - ii. Upgrades to existing security practices, procedures, training and/or systems

- iii. Project Manager: Lori Seeger
lseeger@columbus.k12.oh.us
- iv. Construction Delivery Model: Design-Bid-Build
- v. Budget: \$500,000 – 750,000
- vi. Lead Consultant: Security Specialist *Note that an Architect or Engineer of Record will be required for the design and construction*

administration of any implemented recommendations and must be included in the team structure

vii. Interview Schedule: Tuesday, March 19, 2024 @ 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 (to be issued):

- i. School safety and security assessments to identify potential vulnerability gaps across all district facilities
- ii. Recommendations in response to the school safety and security assessments
- iii. Evaluation and documentation of existing conditions
- iv. Design phase documentation including construction documents and project manual development.
- v. Preconstruction services including scheduling and estimating
- vi. Bid phase and contract award support
- vii. 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.

F. Outdoor Athletics Package #25007 A: 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 – 11.0 M
- iv. Lead Design Consultant: Licensed Architect
- v. Interview Schedule: Tuesday, March 19, 2024 @ 1:30 - 3:30 pm

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 2025 but may begin sooner if conditions and school schedules are conducive.

G. Outdoor Athletics Package #25007 B: This contract is the companion contract to package #25007 A 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: | \$8.0M – 11.0M |
| iv. Lead Firm: | Construction Manager |
| v. Interview Schedule: | Tuesday, May 7, 2024 @ 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.***

H. Playground & Site Improvement Upgrades Package #25008: 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 6 new elementary playgrounds (replacements)
- Install 7 new Early Childhood playgrounds (assume a mix of replacements and new installations)
- Reconfigure hardscape/softscape as required to support configurations

- Reconfiguration / redesign of asphalt play surface striping and play equipment
- Infrastructure including stormwater management if required
- Fencing as/where required
- Site furnishings at up to 13 sites – specific sites TBD
- Landscaping

- i. Project Manager: Annslee Stevenson
astevenson@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: Friday, April 12, 2024 @ 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 2025 but may begin sooner if conditions and school schedules are conducive.

- I. Graphics Package #25009: This project will consist of the following upgrades at two or more of the district’s academic facilities:

- Building signage
- Wayfinding signage
- Branding (interior and exterior)
- Site furnishings to aid in wayfinding

- i. Project Manager: Annslee Stevenson
astevenson@columbus.k12.oh.us
- ii. Construction Delivery Model: Design-Bid-Build
- iii. Budget: \$500k - \$750k
- iv. Lead Design Consultant: Graphic Designer
- v. Interview Schedule: Monday, April 15, 2024 @ 9:00 - 11:00 am

The successful firm will be selected through a Request for Qualifications process. Firms should include samples of previous original graphics as part of their Statement of Qualifications. The selected consultant will be responsible for providing the following services which will be evaluated based on Scoring Rubric D (to be issued):

Remove Section F, G & Part II from the F110-330
For this project, the page limit for responses is 35 pages.

- a. Working with CCS staff, confirm one or more sites where this work will be executed
- b. Evaluation of existing conditions
- c. Creation of vector graphics
- d. Design phase documentation including construction documents and project manual development
- e. Obtaining signage approval through applicable Authority Having Jurisdiction
- f. Preconstruction services including scheduling and estimating
- g. Bid phase and contract award support
- h. 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.

J. Academic Facilities Assessment #25010: This project will consist of a detailed assessment of one academic facility 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: \$500,000 – 1.0 M
- iv. Lead Design Consultant: Licensed Architect
- v. Interview Schedule: Friday, April 12, 2024 @ 1:30 - 3:30 pm

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 2025 but may begin sooner if conditions and school schedules are conducive.

K. Fire Alarm Upgrades Package #25011: This project will consist of fire alarm upgrades at 5 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.

- i. Project Manager: Lori Seeger
lseeger@columbus.k12.oh.us
- ii. Construction Delivery Model: Design-Bid-Build
- iii. Budget: \$2.0 – 2.75 M
- iv. Lead Design Consultant: Licensed Engineer
- v. Interview Schedule: Monday, April 15, 2024 @ 1:30 - 3:30 pm

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.

L. Independent Testing Services: This contract is envisioned to incorporate the following scopes of services:

- Hazardous materials testing, documentation and recommendations (asbestos and other identified hazards)
- Third party testing services as required by the local Authority Having Jurisdiction (most typically for structural components and modifications)
- And optionally, materials testing for compliance with bid documents and compaction testing where applicable
- Note: **The lead firm will include Licensed Engineers with the appropriate qualifications**

- i. Project Manager: Lori Seeger
lseeger@columbus.k12.oh.us
- ii. Construction Delivery Model: NA / Team will provide testing services as required to support construction projects as required
- iii. Budget: \$250K
- iv. Lead Consultant: Licensed Engineer
- v. Interview Schedule: Tuesday, April 16, 2024 @ 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 E (to be issued):

- a. Working with CCS staff, confirm one or more sites where this work will be executed
- b. Hazardous materials survey, testing and report (NESHAP) prior to bidding
- c. Code required 3rd party testing as required by Authority Having Jurisdiction (City of Columbus Building Department)
- d. Materials testing for compliance with bid documents

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.