

**CUYAHOGA COMMUNITY COLLEGE**  
**REQUEST FOR PROFESSIONAL DESIGN SERVICES**  
**Ohio State Form F110--330**

**PROJECT NAME:** East Campus Laboratory Renovations/Upgrades  
Project No. C2017 2090  
**LOCATION:** East Campus  
4250 Richmond Road  
Highland Heights, Ohio 44122

This Project consists of modifications/upgrades to existing laboratories and support spaces (prep rooms, storage rooms, etc.) in the current ESS (East Student Services) and EEC (East Education Center) buildings. The labs to be renovated include the following disciplines: Organic Chemistry, Chemistry, Physics, Tissue Culture, Undergraduate Research and Earth Sciences; renovated areas consist of approximately 13 spaces totaling approximately 12,000 square feet. Besides these renovated spaces, this Project also includes one new building, an approximately 4,500 square foot Work Barn for the Plant Sciences program. The building renovations will include interior demolition and new construction. It is anticipated that the CMR delivery method will be used to execute this project.

**Scope of work for the East Laboratory Renovations/Upgrades includes:**

Review and confirmation of (and/or adjustments to) a recently-completed Assessment/Planning Study and Cost Estimate for this Project (to establish general scope and budget costs); this study will be made available to the shortlisted firms for use in their interviews. Programming and creation of Construction Drawings and Specifications required to perform the construction of the Project as described above, with all associated utility and site work, will be required. All spaces adjacent to the renovated spaces and new building will be operational during the construction requiring some swing space design and coordination. The phases of work will include (1) Review of Existing Site and Building Conditions; (2) User Group Meetings; (3) Pre-Design and Programming; (4) Schematic Design; (5) Design Development; (6) Construction Documents; (7) Bidding; (8) Construction Administration Services and (9) Project Close-out Services. The successful Proposer for these services will be required to create cost estimates and schedules at Pre-Design, Schematics, Design Development and 100% Construction Document phases.

The Drawings and Specifications and Building Systems will be developed to comply with the College's published Design Standards. Work will be in accordance with all applicable local, state and federal statutes and regulations. This Project will not require LEED certification.

**PROFESSIONAL DESIGN SERVICES REQUIRED:**

Project Management; Architecture & Interior Design, including full FF&E services and interior and exterior signage; Civil Engineering; Structural Engineering; Electrical Engineering; Technology Engineering; Security Engineering (surveillance, electronic access control and Fire systems); Mechanical & Plumbing Engineering and Landscape Architecture. Below is the tentative schedule:

<b>PRE-DESIGN SERVICES START DATE:</b>	<b>April 2018</b>
<b>BUILDING DESIGN START DATE:</b>	<b>June 2018</b>
<b>BUILDING DESIGN COMPLETION DATE:</b>	<b>November 2018</b>
<b>CONSTRUCTION NOTICE TO PROCEED:</b>	<b>March 2019</b>

**CONSTRUCTION COMPLETION:** December 2019  
**PROFESSIONAL SERVICES COMPLETED:** March 2020

**TOTAL ESTIMATED PROJECT BUDGET:** \$5,300,000  
**TOTAL ESTIMATED CONSTRUCTION BUDGET:** \$3,400,000  
**TOTAL ESTIMATED FF&E BUDGET:** \$ 440,000

**CRITERIA FOR SELECTION OF CONSULTANT:**

Qualifications submittals will be reviewed and ranked by a Committee established by the College. Selection criteria will include: Team's location; size of associate firm and consultants; qualifications of the associate firm and consultants; qualifications of the staff performing the work; availability of associate firm and consultants based upon current volume of active projects (not just State work); MBE/FBE/SBE/DBE participation on team; technical approach tailored to the Project; Committee's past experience with the firms or individual team members; Team's current amount of contracted work with Tri-C and others. Proposed Consultant shall be accessible via electronic communications. Please list any of this information in Section H if it is not made clear on the F110-330 form. Information in addition to the F110-330 form may be provided.

**ADDITIONAL REQUIREMENTS FOR PROPOSAL SUBMITTAL:**

1. Each submittal shall include an organization chart that describes the relationships and responsibilities of each key team member listed in the proposal.
2. All projects, whether scheduled for LEED certification or not, will be designed using sustainable, high performance design principles as a standard of practice.
3. All projects are to be engineered to meet the requirements of Ohio House Bill 251, the Advanced Energy Law.
4. As part of Tri-C's efforts to become more sustainable, we are requiring that all submittals be recyclable or reusable.
  - a. Submittals shall be binder clipped, GBC bound or similar. No spiral binding or 3-ring binders.
  - b. The use of 100% recycled content paper for all proposals is encouraged.
5. This project will be administered using a modified version of the State of Ohio Standard Requirements for Public Facility Construction.
6. Tri-C, being a State of Ohio institution, will require permitting through the State.

**Please forward 6 hard copies and 1 consolidated PDF on a USB drive of the entire statement of qualifications including the F110-330 forms to: Tom Stecky, Cuyahoga Community College, 700 Carnegie Avenue, Cleveland, OH 44115, Attention: East Campus Laboratory Renovations/Upgrades RFQ, Project No. C20172090.**

**Deadline for acceptance of forms will be 2:00 PM, Monday, November 27, 2017. For additional information, please contact Tom Stecky, Director, Capital & Construction, (216) 987-3477 (thomas.stecky@tri-c.edu).**

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