



**CUYAHOGA COMMUNITY COLLEGE
REQUEST FOR QUALIFICATIONS FOR A/E SERVICES
Ohio State Form F110-330**

PROJECT NAME: Quad - Town Center – Phase 1-3
Project No. C20182091

LOCATION: East Campus
4250 Richmond Road
Highland Hills, Ohio 44122

A. Project Description

Cuyahoga Community College was opened in 1963 and is Ohio's first community college. It serves more than 60,000 credit and non-credit students each year at four traditional campuses, two Corporate College locations, and 50+ off-campus sites and other distance learning options. The College is accredited by the Higher Education Learning Commission of the North Central Association of Colleges and Schools. For over 50 years Tri-C has provided high quality, affordable education and programs to more than 900,000 members of our community. Historically, 85% of our students remain in the Cleveland area to pursue their careers after leaving Tri-C.

East Campus is one of the four main campus' at Cuyahoga Community College. Founded in 1971, this campus services the community by providing associate of arts and associate of science degrees to students wishing to transfer to four-year institutions. The College also offers direct-to-job programs including several in the health services areas (nursing, emergency medical technology, medical assisting and pharmacy technology), plant sciences and landscaping, sports exercise studies, hospitality management and visual communications and design (among others). East Campus is also home to the Jack, Joseph and Morton Mandel Humanities Center, which provides high performing students a collaborative, problem-based learning environment with a focus on leadership and community development.

In 2014 the College created a Master Plan which would position the campus for the future. Features of this plan were developed to increase student access and success, provide student housing, increase green spaces, improve vehicle traffic, improve sports fields, connect the campus with a central walking spine, and introduce select retail shops. The campus sought to model a 4-year institution, and be a central hub for the surrounding community. Over the last 9 months, this Master Plan was updated and the first three phases identified.

At this time the College is seeking A/E qualifications for services covering all three of these phases. However, only phase 1 A/E services will be executed starting this year. Phase 1 consists of modifying the East Campus facility including reconfiguring of Robert Bishop Drive, installation of a new north-south connection road, new east-west pedestrian walkway, new campus green space, and reconfigured parking lots. These phase 1 items amount to approx. \$8m in project costs. The remaining phases include additional parking lots (~5), amphitheater,

additional pedestrian walkways, a multi-purpose walking trail, and athletic field revisions (including lacrosse, soccer, field hockey, tennis and associated amenities). This additional work amounts to approx. \$17,000,000.

This project is intended to utilize a CMr delivery method.

B. Scope of Services for the East Quad-Town Center Project 1 includes:

The Master plan update including initial Programming and Steering Team review has already been completed for this project and will be provided to those short listed. Verification of the program and creation of Phase 1 Construction Drawings and Specifications required to perform the construction and modifications as described above, with all associated utility and site work, will be required. All areas adjacent to this work will be operational during the construction requiring some phasing coordination. The phases of work will include (1) Review of Existing Site and Conditions; (2) User Group Meetings; (3) Pre-Design and Program Verification; (4) Schematic Design; (5) Design Development; (6) Construction Documents; (7) Bidding; (8) Construction Administration and Project Management Services and (9) Project Close-out Services. The successful Proposer for these services will be required to create the cost estimates and schedules at Pre-Design, Schematics, Design Development and 100% Construction Document phases.

The Drawings and Specifications 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.

Professional design services required: Project Management; Architecture & 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 and security systems); Mechanical & Plumbing Engineering and Landscape Architecture.

For purposes of completing the Relevant Project Experience Matrix in Section F of the Statement of Qualifications (Form F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Experience in A/E services in higher education at a similar project cost (~\$8M)
2. Collaboration with CMr services experience
3. Exterior campus modifications related to traffic, green spaces, walking paths, parking and/or landscaping, and related items
4. Architectural rehabilitation services for aging facilities
5. Construction Administration appropriate to a A/E

C. Funding / Estimated Budget

TOTAL ESTIMATED PHASE 1 PROJECT BUDGET:	\$7,900,000
TOTAL ESTIMATED CONSTRUCTION BUDGET:	~\$6,500,000
ESTIMATED A/E FEE (Phase 1):	~\$525,000

D. Tentative Phase 1 schedule:

PROGRAMMING VERIFICATION START DATE:	September 2018
PROJECT DESIGN START DATE:	October 2018
PROJECT DESIGN COMPLETION DATE:	January 2019
CONSTRUCTION NOTICE TO PROCEED:	April 2019
PHASE 1 COMPLETION:	Spring 2020

E. 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 organizational 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 thru 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: Phillip Pallone, Cuyahoga Community College, 700 Carnegie Avenue, Cleveland, OH 44115, Attention: "East Campus Quad-Town Center Project, Project No. C20182091"

Deadline for acceptance of forms will be 4:00 PM, Friday, April 6, 2018. For additional information, please contact Phillip Pallone, Director, Capital & Construction, (216) 987-0572 (phillip.pallone@tri-c.edu).

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