SI/SR - Engaged Learning Labs **Phase 2**

CLS-141432 / CP-201800733

Pre-Submittal Meeting

5/22/2018

Building Background

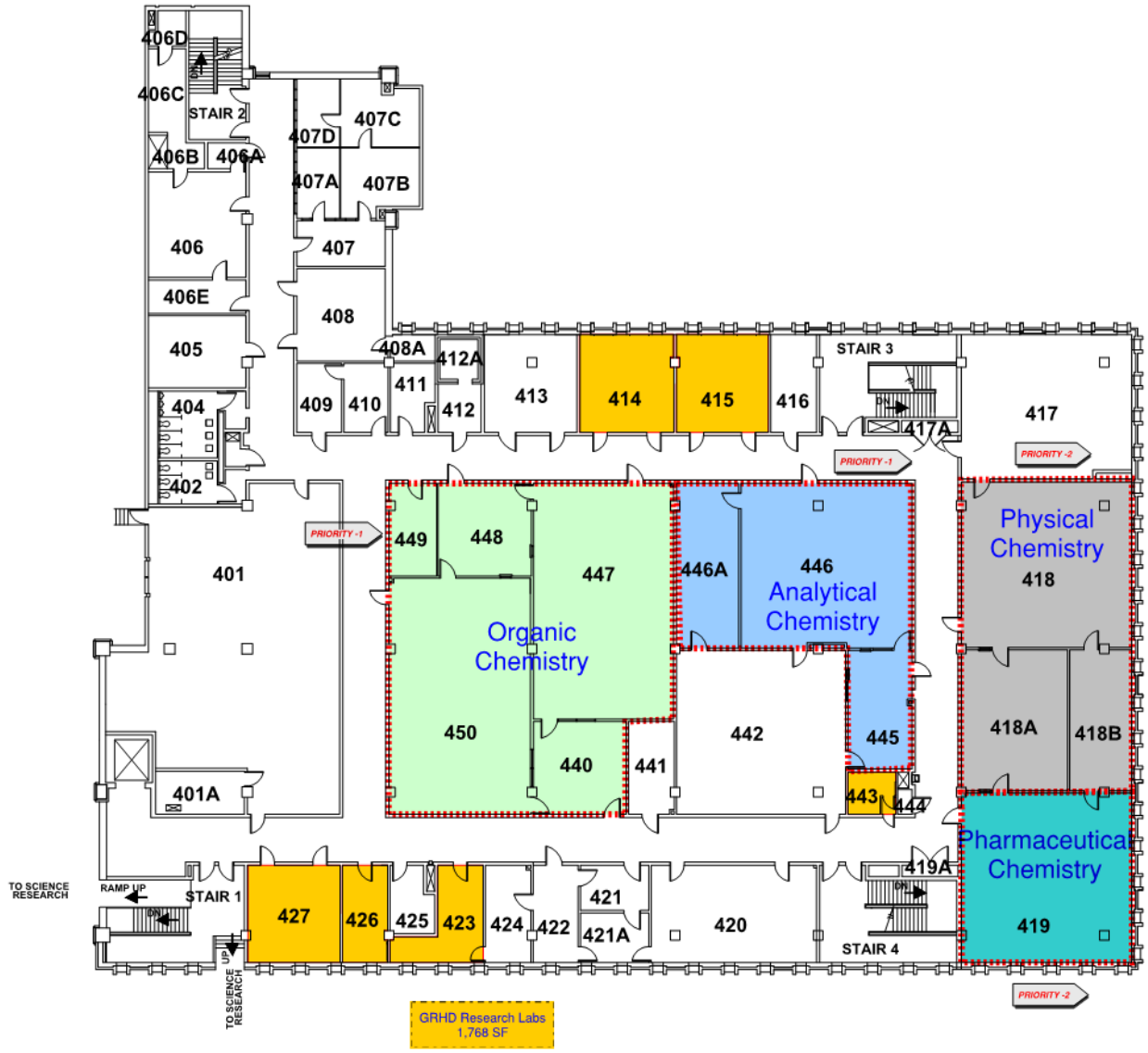
- Houses the COLLEGE OF SCIENCES AND HEALTH PROFESSIONALS
  - Biological, Geological, & Environmental Sciences (BGES)
  - Chemistry (CHM)
  - Physics (PHY)
- SI was built in 1966 -1969
  - Consists of 118,600 gsf over 4 floors with an additional (2) levels of parking
  - Minor renovations since 1969
    - Fume hood upgrade 2009
    - 3rd floor Chemistry lab renovations 2010 & 2016
    - Roof replacement in 2014
    - 2nd & 3rd floor Biology lab renovations 2017-2018
- SR was built in 1977-1978
  - Consists of 152,800 gsf over 6 floors
  - Minor renovations since 1978
    - Fume hood upgrade 2009
    - Roof replacement in 2014

1969 Dedication

1967 Construction

Project Scope

- Interior renovations will consist of new collaborative learning environments, repurposing existing space in the current building to build open, flexible, interactive spaces for the physical sciences.
- The intent of the instructional lab renovations will be to address areas on multiple floors of both buildings. The target number of instructional labs to be renovated is 4-5 and will focus on Biology and Organic Chemistry.
- The research lab portion is to renovate multiple labs focused on CSU's noted Center for Gene Regulation in Health and Disease (GRHD).
  - The primary focus will be on centralized, cross discipline labs, including shared equipment, instrumentation and imaging. Modernization of safety systems for code compliance
  - The target is to renovate between 6,000-8,000 sf of GRHD focused spaces
  - GRHD Labs range in size from 150 – 1,500 sf
- A/E to assist in identifying and laying out temporary swing space for departments. Coordinate with OUA and Senior Planner.
- Existing drawings as well as CAD backgrounds are available. CAD files need to be verified as part of A/E scope.



SI Fourth Floor

CHEMISTRY AND GRHD LABS

SR – Second Floor

GRHD LABS

Summary

PRIORITY 1

SI 4th Floor

Organic Chemistry

448	386	SF
449	190	SF
450	1,450	SF
	2,026	**SF**
440	376	SF
447	1,439	SF
	1,815	**SF**

Analytical Chemistry

445	1,220	SF
446	444	SF
446A	332	SF
	1,996	**SF**

SR 2nd Floor (GRHD)

284, 286, 286A & 288	517	SF
286B	240	SF
278	809	SF
	1,566	**SF**

Sub-Total Priority 1 Labs **7,403 SF**

PRIORITY 2

SI 4th Floor

Physical Chemistry

418	1,238	SF
418A	655	SF
418B	380	SF

Pharmaceutical Chemistry

419	1,268	SF
		SF
	3,541	**SF**

SR 2nd Floor (GRHD)

252	740	SF
281	210	SF
276	830	SF
258	1,132	SF
	2,912	**SF**

Sub-Total Priority 2 Labs **6,453 SF**

Summary

PRIORITY 3		
(GRHD)		
264	878	SF
267	774	SF
269, 269A, 269B	1042	SF
271	816	SF
	3,510	**SF**
Sub-Total Priority 3 Labs	**3,510**	**SF**
TOTAL AREA RENOVATED	**17,366**	**SF**

Recently Completed Renovations

BIOLOGY

Project Budget

- $7.225 Million State Funds (FY 19/20)
  - Total Project Cost $7.225 Million (no additional funds at this time)
  - Construction Cost $4.76 Million (Construction Manager at Risk)
  - FF&E $591,200 (included in above project cost)

Anticipated Schedule

- RFQ's due Tuesday June 5, 2018 @ 2:00 pm at OUA
  - Anticipated RFQ review completion with shortlist June 20, 2018.
  - Interviews July 10, 2018 (tentative) with final selection to follow.
  - Contracts and PO issued end of August (possibly earlier, PO will be issued by the State)
- RFQ for CMR posted May 21, 2018
- Anticipated construction start May 2019
- Construction Completion July 2020 for start of fall semester

Services Required

- Architecture / Interior Design
  - Existing conditions verification
  - Assist with identifying and laying out of temporary swing space
  - Loose furnishings design and specifications (based CSU pre-approved purchasing agreements, IUC, E&I etc.)
  - Renderings
- Laboratory Planning / Design
- Structural Engineer* (*if required)
- MEPT Engineer
- Audio Visual Consultant
- Fire Suppression Engineer
- Hazardous Materials Testing & Design Consultant
- 5% Edge Participation

Request for Qualifications (Architect / Engineer)
State of Ohio Standard Forms and Documents

Administration of Project: Local Higher Education

Project Name	SI/SR Engaged Learning Labs - Phase 2	Response Deadline	6/5/18 2:00 PM local time
Project Location	2399 Euclid Avenue	Project Number	CLS-141432 / CP-201800733
City / County	Cleveland / Cuyahoga	Project Manager	Dwayne Wilson
Owner	Cleveland State University	Contracting Authority	Local Higher Education
Delivery Method	CM at Risk	Prevailing Wages	State
No. of paper copies requested (stapled, not bound)	6	No. of electronic copies requested (PDF)	1

Submit the requested number of Statements of Qualifications (Form F110-330) directly to Dwayne Wilson at 1802 E. 25th Street, Rm 221, Cleveland, Ohio 44114. See Section J of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to Dwayne Wilson at d.d.wilson17@csuohio.edu with the project number included in the subject line (no phone calls please). Questions will be answered and posted to the Opportunities page on the OFCC website at http://ofcc.ohio.gov 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.

Project Overview

A. Project Description

Cleveland State University (CSU) is committed to developing the minds and talents of students to foster an academic environment promoting innovation, discovery and entrepreneurship. As part of this mission CSU is shifting its educational model to one emphasizing engagement that is focused on the student and the learning environment.

The University's Science Building (SI) was built in 1969, and the Science Research Building was completed in 1983, interior renovations will consist of new collaborative learning environments, repurposing existing space in the current buildings for Biology, Organic Chemistry and the Center for Gene Regulation in Health and Disease (GRHD). The proposed renovations include multi-functional instructional and research laboratory space.

Following the successful recent completion of seven renovated labs, CSU's continuing goal for its science teaching and research facilities is a continuing and sustained effort to repurpose existing space in the science facilities to build open, flexible, interactive learning environments. The intent of the interior renovations will be to address areas on multiple floors of both buildings. The target number of instructional labs to be renovated is 4-5 and will focus on Biology and Organic Chemistry. The total number of labs renovated will be dependent upon scheduling, availability of swing space as well as the anticipated construction costs. The target may vary from the goal depending on project funding. Both the teaching and research labs to be renovated are outdated and require not only space renovations but upgrades to provide accessibility to current laboratory technology.

The intent of the research lab portion is to renovate multiple labs focused on CSU's noted Center for Gene Regulation in Health and Disease (GRHD). GRHD was launched in 2008 with a grant from the Ohio Third Frontier Commission's Research Scholars Program. The Center focuses on research to improve understanding of biological processes and how malfunctions of these processes result in various diseases. GRHD is comprised of 14 faculty researchers representing three departments in the College of Sciences and Health Professions. The primary focus will be on centralized, cross discipline labs, including shared equipment, instrumentation and imaging. The target is to renovate between 6,000-8,000 sf of GRHD focused spaces. These labs may range in size from 150 – 1,500 sf. A priority list of labs will be developed in conjunction with the POR. The total number of labs renovated will be dependent upon availability of swing space and the anticipated construction costs.

The scope includes:

1. Reconfiguration of existing lab spaces (walls, ceilings, circulation, building systems, etc.).
2. New casework and associated support services.
3. Upgrade equipment to state of the art technology.
4. Modernization of safety systems for code compliance.

The scope will also need to address replacement of aging and failing infrastructure and systems that coincide with the reorganization of program spaces. Some upgrades may also be necessary outside of the parameters of the reorganized spaces. The infrastructure and system needs will possibly include, ductwork, heating and plumbing piping replacement, HVAC controls, fire suppression, electrical systems, fire alarm, telecommunications, and audio/visual systems. In interior

Architect / Engineer Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name SI/SR Engaged Learning Labs - Phase 2 Proposer Firm _____

Project Number CLS-141432 / CP-201800733 City, State, Zip _____

Selection Criteria		Value		Score
1. Primary Firm Location, Workload and Size (Maximum 10 points)				
a. Proximity of firm to project site	Less than 50 miles	5		
	50 miles to 200 miles	2		
	More than 200 miles	0		
b. Amount of fees awarded by Contracting Authority in previous 24 months	Less than $500,000	2		
	$500,000 to $1,000,000	1		
	More than $1,000,000	0		
c. Number of licensed professionals	Less than 5 professionals	1	Max = 3	
	5 to 20 professionals	3		
	More than 20 professionals	1		
2. Primary Firm Qualifications (Maximum 30 points)				
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10		
b. Project design lead	Experience / creativity of project designer to achieve owner's vision and requirements	0 - 10	Max = 20	
c. Technical staff	Experience / ability of technical staff to create fully coordinated construction documents	0 - 0		
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 10		
3. Key Consultant Qualifications (Maximum 20 points)				
a. Key discipline leads	Experience / ability of key consultants to perform effectively and collaboratively	0 - 15		
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in professional services over the EDGE participation goal	0 - 5		
4. Overall Team Qualifications (Maximum 10 points)				
a. Previous team collaboration	Less than 4 sample projects	1	Max = 3	
	4 to 7 sample projects	2		
	More than 7 sample projects	3		
b. LEED** Registered / Certified project experience	Registered projects	1	Max = 2	
	Certified projects	2		
c. BIM project experience	Training and knowledge	1	Max = 3	
	Direct project experience	3		
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2		
5. Overall Team Experience (Maximum 30 points)				
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10		
b. Experience with similar projects / delivery methods	Less than 3 projects	0 - 3		
	3 to 7 projects	4 - 6		
	More than 7 projects	7 - 10		
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5		
d. Knowledge of Ohio Capital Improvements process	Less than 2 projects	0 - 1		
	2 to 6 projects	2 - 3		
	More than 6 projects	4 - 5		
* Must be comprised of professional design services consulting firm(s) and NOT the lead firm ** Leadership in Energy & Environmental Design administered by the Green Building Certification Institute		**Subtotal**		

Question & Answer

Building Tour