

(Advertisement)

**REQUEST FOR QUALIFICATIONS (RFQ)
TO PROVIDE
ARCHITECTURAL/ENGINEERING/PLANNING SERVICES
For
FAIRFIELD COUNTY**

The Fairfield County Facilities Manager is requesting Statements of Qualifications from interested architectural/engineering/planning (A/E) firms to provide professional design services as a consultant to the Owner. Qualified planning/design firms shall have until 4:00 PM, on March 4, 2022 to submit their Statement of Qualifications to the County Commissioners, Attn: Dennis Keller, Facilities Manager, 210 East Main Street, Room 300, Lancaster, Ohio 43130. Submittal of statements received after this deadline will not be considered.

Submittals shall comply with the standards set forth in the Request for Qualifications for Design/Planning Services (RFQ), available for download from the Fairfield County website at <https://www.co.fairfield.oh.us/>. The professional design/planning services required are to assist the Owner with the master planning, budgeting, design and construction administration for the renovation of an existing County-owned facility known as the Workforce Center located at 4465 Coonpath Road, Carroll, Ohio area. The proposed renovated building is to provide a collaborative workforce training center shared by Hocking College and Ohio University-Lancaster staff for teaching various skilled trades and technology courses, along with associated parking areas. The existing building size is 72,000 SF and currently includes administrative areas, classrooms, student lounge, meeting spaces, and a large technology laboratory teaching space.

A selection committee made up of County Officials will consider all submitted Statements of Qualifications to determine the most qualified firm to suit the needs of Fairfield County on this project. The determination of the selection committee shall be final and not subject to appeal. The committee will negotiate an agreement with the firm determined to be most qualified. If an agreement cannot be reached, the committee will negotiate with the next most qualified firm.

Should there be any questions please contact Dennis Keller, Facilities Manager, at (740) 652 - 7097.

Publication Date: February 10, 2022

**REQUEST FOR QUALIFICATIONS (RFQ)
TO PROVIDE
ARCHITECTURAL/ENGINEERING/PLANNING SERVICES
FOR
FAIRFIELD COUNTY**

OBJECTIVE

Fairfield County is soliciting Statements of Qualifications to provide professional planning/design services as required to assist the Owner with the master planning, budgeting, design, and construction administration for the development and expansion of an existing County owned Workforce Training Center facility located in the Carroll, Ohio area. The proposed renovated building is to provide a collaborative Workforce Training Center shared by Hocking College and Ohio University-Lancaster staff for teaching various skilled trades and technology courses, along with necessary parking areas. The existing building size is 72,000 SF and currently includes administrative areas, classrooms, student lounge, meeting spaces, and a large technology lab teaching space. The selected firm shall provide complete planning/budgeting/architectural/engineering design services as necessary for construction or renovation of the proposed facilities. Statements of qualifications should include information regarding the firm's history; education and experience of owners and key technical personnel; the technical expertise of the firm's current staff; the firm's experience in performing master planning and budgeting, experience with architectural/engineering work on buildings, design documents, specifications, construction administration and observation; availability of staff; the firm's equipment and facilities; references, and any previous work performed for Fairfield County.

BACKGROUND

The Fairfield County Commissioners are responsible for all the facilities in which the county operations are performed. This includes the facilities required to operate the Workforce Training Center, including teaching labs, administrative offices, and meeting rooms as being considered for inclusion in this facility. The Fairfield County Economic Development Department responded to a need for more employees with skilled trades and technical training from local employers, and created the Workforce Center in 2019. The success of this concept and additional economic development demands in our area are causing a need for expansion of the Workforce Center.

PROJECT INFORMATION

1. PROJECT NAME: Renovation of the Workforce Center
2. PROJECT LOCATION: 4465 Coonpath Road, Carroll, Ohio
3. PROJECT BUDGET: Approximately \$1,000,000 – 5,000,000
4. PROJECT FUNDING: General Fund, other Governmental Funds

PROJECT SCHEDULE & EXPECTED DELIVERABLES

The following is a proposed schedule for the project deliverables (subject to change):

<u>Item</u>	<u>Implementation Date</u>
Master Plan & Feasibility/Budget Study	Summer of 2022

Planning and Design Phase

September thru December, 2022

Bidding Phase

January thru February, 2023

Construction Phase

March thru December, 2023

EVALUATION CONSIDERATIONS

The following are the primary evaluation considerations that the County plans to utilize to select the best qualified firm. Selection is subjective in many areas and the decision of the County selection committee will be final and not subject to re-evaluation by the firms submitting a Statement of Qualifications. The selection committee will consist of the County Administrator, Facilities Manager, and Economic Development Director.

- 1) Firm & Individual Qualifications - Such considerations as; 1) length of time firm has been in business, length of time principals have been with firm, financial responsibility, professional liability coverage, etc. will be included in this area. 2) similar architectural/engineering projects completed; other similar government projects completed by the key personnel of the firm, support staff abilities, range of in-house capabilities etc. will be included in this area. 3) Qualifications and credentials of the project architect and staff assigned to the projects, architect and staff experience with construction project administration, design/construction dispute resolution, will be included in this area.
- 2) Proximity to Site Such consideration as; location of firm's office that will be responsible for project coordination and proximity to the project site, previous work in the general geographic area, key project personnel office location, etc. will be included in this area. (This criterion is being considered because lower project costs should result if limited travel expenses, etc. are required)
- 3) Capacity to Perform Work - Such considerations as; ability of firm to complete the required work in-house with the scheduled timeframe, firm's current work load, ability of firm to utilize full time staff to complete work, range of firm's staff in the technical areas needed for the design associated with the project, subcontractors needed to complete the project, etc. will be included in this area.
- 4) References & Quality - Such considerations as; 1) examples or descriptions of similar work, references from satisfied clients, results of previous projects, etc. will be included in this area. 2) Technical innovation and communication/cooperation; 3) Meeting budgets, schedules, and deadlines
- 5) Past Performance for Owner - Such considerations as; 1) previous performance in providing professional services for Fairfield County

The County will accept Statements of Qualifications (SoQ's) **until 4:00 PM on March 4, 2022**, at the County Commissioners Office, Attn: Dennis Keller, Facilities Manager, 210 E. Main Street, Room 300, Lancaster, OH 43130. The Statement of Qualifications should be limited to twenty-five pages excluding resumes. Each firm shall submit a total of three(3) printed copies plus a digital copy of the SoQ in a sealed envelope clearly marked on the outside "Statement of Qualifications for Workforce Center."

The County retains the option of rejecting or accepting any Statements of Qualifications. Should a firm be selected and the County cannot negotiate a contract with the selected firm, the County shall inform the firm in writing of the termination of negotiations and enter into negotiations with the firm it deems next best qualified. If negotiations again fail, the same procedure shall be followed with each next best qualified firm selected until a contract is negotiated. However, the County retains the right to reject all SoQ's and initiate the process of obtaining Statement of Qualifications from qualified firms at a later date.

STATEMENTS OF QUALIFICATIONS

The specific format of the Statement of Qualifications (SoQ) shall be per the responding firm's judgment. In general, SoQ's shall be organized in a manner that will facilitate the evaluation of the responding firm under the considerations stated herein. It is desirable that the responding firm's SoQ's specifically addresses each evaluation consideration. Additional information over what is listed for each criterion in the preceding section that is deemed relevant may be submitted. The County requests that in addition to a general list of representative projects, responding firms select one or two of its completed projects of similar size and scope for a detailed project description. The selected project shall be a project that has been completed for at least three years but no more than ten years.

The responding firms are also requested to provide the proposed project team that most likely will work on this project. Members listed should include personnel from the principal down to the evaluation staff. Sub-professional level employees not providing a significant role on the project do not need to be included. A resume of each key member of the team is needed and should detail relevant experience, length of service with the firm and job duties during his/her tenure, educational background and professional background.

INTERVIEWS

The County reserves the right to conduct face-to-face interviews with any, all, or none of the responding firms. In the event the County selection committee deems interviews necessary to select the best firm, the County will establish a meeting at a mutually acceptable time. The County selection committee will meet with key members of the firm's proposed project team. It shall be the selection committee's sole decision on which firms interviews are held.

NOTICE OF POLICY

It is the policy of the County that all original design documents, construction tracings, legal documents, reports, studies, and other data produced as a direct result of the services performed under the contract shall become the property of Fairfield County. Any copyrighting of material produced as a result of the services performed shall be in Fairfield County's name. Where licensed material is incorporated as an integral component of the services provided the firm shall register the County as a licensed user and shall provide the County with one complete copy of the licensed material.

End of RFQ