

**PUBLIC ANNOUNCEMENT AND REQUEST
FOR QUALIFICATIONS FOR DESIGN-BUILD SERVICES
LOGAN COUNTY AGRICULTURAL SOCIETY**

LOGAN COUNTY FAIRGROUNDS STORAGE BUILDING

The Board of the Logan County Agricultural Society, Bellefontaine, Ohio (the "Board") in accordance with Ohio Revised Code Sections 153.65 through 153.72 is soliciting statements of qualifications and design-build services. Design-Build Firms interested in providing the services may obtain from the Board its *Request for Qualifications for Design-Build Services* document detailing the procedures and conditions for submitting a statement of qualifications by contacting:

Christina Barns, President
Logan County Agricultural Society
P.O. Box 758
301 East Lake Avenue
Bellefontaine, Ohio 43311

Email: logancountyfair@gmail.com

Please submit all questions regarding this request for qualifications, in writing, to logancountyfair@gmail.com with the project name included in the subject line (no phone calls please). **The deadline for questions is May 30, 2019 at 10:00 am.** Any interpretations of questions, which in the opinion of the Board or its representative require interpretation, will be issued by addenda. The name of the party submitting a question will not be included on the Q&A response.

Sealed statements of qualifications must be addressed and delivered to the Logan County Fair Office at the address noted above by no later than **2:00pm June 4, 2019. Statements of qualifications received after this deadline will not be accepted or considered.** Statements of Qualifications must be identified on the outside of the envelope by the following: "REQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD SERVICES".

Statement of Qualifications submissions shall include:

- Three (3) bound, hard copies
- One (1) digital copy on CD or USB flash drive in printable PDF format
- Information as described in Section C of this document
- No more than fifteen (15) letter-size (8.5" x 11") pages. One-sided sheets count as one-page, two-sided sheets count as two pages.

A. PROJECT DESCRIPTION

The Logan County Agricultural Society intends to construct a post frame Storage Building at the Logan County Fairgrounds. Preliminary budget cost range for this work is \$200,000 - \$250,000.

The Board will provide existing building demolition, disconnect of existing electrical service, site clearing (including tree removal), and initial site grading.

The Design-Builder shall provide all other work including general construction and electrical work.

General Construction: 80' x 148' Post frame building with 6 man doors, 6 sectional doors with operators, 26 ga. metal siding, 26 ga. metal roof, metal trim, metal soffits, metal gutters, metal downspouts, drainage work (drainage tile and tie downspouts into existing 12" storm line), 29 ga. ceiling liner panel with 12" blown insulation above, final site grading, gravel drives and grass seeding.

Electrical Work: 400 amp service from existing pole mounted transformer (including trenching & backfill, interior and exterior LED lighting, interior and exterior receptacles, exit & emergency lights, power and controls for sectional door operators, empty conduit for future low speed high volume fans.

B. SCOPE OF SERVICES AND KEY REQUIREMENTS

The Project will be constructed using the "Design-Build" project delivery method generally described below, consistent with the criteria established by the Criteria Architect and in accordance with the Board's schedule requirements.

Pre-Construction and Construction Phase Services:

The Design-Builder will provide pre-construction and construction phase services as detailed in the Design-Build Agreement as described herein. Pre-construction phase services may include, but are not limited to, the following: schedule development, estimating, schematic design, design development, construction documents preparation, constructability review, permits, and project planning throughout the preconstruction stages.

Project Design-Build Services:

The Design-Builder shall implement the Project pursuant to the criteria documents and in accordance with the schedule of requirements. The Design-Builder shall hold all subcontracts and shall be fully responsible for the means and methods of construction, construction execution, progress schedule, progress meetings, testing and inspection, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance

with all applicable laws and regulations as well as submitting monthly reports of these activities to the District. The District reserves the right to approve the Design-Builder's selection of subcontractors and any supplemental terms to the subcontract form.

C. DESIGN BUILDER SELECTION

The Design-Builder shall be selected using "best value criteria" in which award is based upon a combination of pricing and performance considerations.

Design Builder Request for Qualifications:

Each Design-Builder is asked to submit a Statement of Qualifications that will be evaluated by the Board, in consultation with the Criteria Architect, based on the firm's qualifications. Qualifications included the following criteria:

I. Firm Background (Maximum 20 points)

Provide general information on the responding firm, including: name, business address, local telephone number, officers of the firm, and contact person(s) for this project. Provide the year the Design-Builder's firm was established, former firm names(s), and relationships with professional organizations, if applicable.

II. Team Experience (Maximum 15 points)

Provide a project organizational chart that identifies the employees of the Design-Builder's firm that would work on the Project, and consultants (Design Professional of Record). Describe each Team Member's experience in his/her disciplinary field. Specify the team members that will be on the project by their name, job title, roles, and training. Provide a one-page resume including education, experience, and any other pertinent information for each member of the Design-Builder's project team.

III. Past Performance (Maximum 95 points)

Provide the project name, address, current telephone, and contact person for each reference project. Provide a brief description of each reference project: type of facility, scope of work, duration, key personnel involved, and use of innovation. Reference projects similar to the District's proposed project are preferred. Demonstrate that reference projects were delivered on time and budget, and/or describe the circumstances that prevented your firm from meeting the schedule or budget. Provide specific information describing any claims asserted against the firm or its professional liability carrier within the last five (5) years, including the resolution of the claim.

IV. Project Administration (Maximum 55 points)

Provide a letter from surety stating bond in the amount of bid will be issued if selected. Provide demonstrated track record of performance of in-house estimating on projects comparable to the Project. Provide a demonstrated track record of performance of managing projects to the original schedule. Describe the firm's current workload/availability to perform the work necessary for this contract.

D. SELECTION

I. Short List

Each firm responding to this Request for Qualifications will be evaluated and selected based on its qualifications and the qualifications and experience of the individuals identified as the candidate's proposed team for the Project. After evaluating the responses to this Request for Qualifications, the Logan County Agricultural Society will select a short list of no fewer than three candidates that it considers to be the most qualified. If the owner determines that fewer than three firms are qualified, it will only select the qualified firms. Do not submit a fee proposal with the Statement of Qualifications response.

II. Request for Proposal

The short-listed firms shall be sent a Request for Proposal that will invite the firms to submit pricing proposals containing their proposed preconstruction stage compensation, construction stage personnel costs, itemized construction stage general costs, construction stage contingency percentage, construction stage design fee percentage, and design-build fee percentage. Information the short-listed candidates will receive:

- Executive Summary/Project Program
- Project Criteria
- Draft copy of AIA 141-2014, Standard Form of Agreement Between Owner and Design-Builder
- Draft copy of AIA 141-2014, Exhibit A Design-Build Amendment & Exhibit B, Insurance and Bonds
- Sample of *Best Value Rating Form*

III. Interview

After submitting responses to the Request for Proposal, the short-listed firms **may** be interviewed by the Board. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please be prepared to discuss in detail the firm's capacity to conduct this work in compliance with the timetable and budget. Each short-listed firm will be notified to schedule individual times for the interview.

IV. Selection Schedule

Tentative schedule is subject to change.

RFP Issued to the Short-Listed Firms	6/07/2019
On-site Pre-Proposal Meeting (Optional)	6/12/2019 1 PM
RFP Due	6/27/2019
Interviews	TBD if Required
Selection of Design Builder	No later than 7/02/2019
Start of Construction	Mid-August 2019
Substantial Completion	11/01/2019
Design Build Services Complete	12/01/2019

V. Cancellation and Rejection

The Logan County Agricultural Society reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Logan County Agricultural Society shall have no liability to any proposer arising out of such cancellation or rejection. Logan County Agricultural Society reserves the right to waive minor variations in the selection process.