DESIGN-BUILD
REQUEST FOR QUALIFICATIONS ("RFQ")

Issued: February 20th, 2012

Miami University ("University") is soliciting qualifications for Design-Build ("DB") teams for the following project on its main campus in Oxford, Ohio:

NEW WESTERN CAMPUS RESIDENCE HALLS ("PROJECT")

The University’s primary objective in utilizing the DESIGN-BUILD approach is to bring the best available integrated design and construction experience to this project while ensuring that a quality project is delivered in an expedited manner. Proposers must be in compliance with ORC sections 4307.182, 4703.332, and 4733.16, including the use of a licensed design professional for all design services. Selection involves a two-step process: (1) Qualifications phase: all interested DB teams must submit qualifications as outlined in this RFQ; and, (2) Request for Proposal ("RFP") Phase: Miami will identify a short-list based on evaluation of the RFQ criteria (section V) that will be issued the Request for Proposals documents. The short-listed teams will participate in a design competition, along with the submission of a guaranteed maximum price ("GMP"). A DB team will be selected based on best value criteria identified in the RFP. Short-listed teams receiving the RFP that are not awarded the project for implementation will be provided with a stipend for their work effort.

I. INTRODUCTION

Miami University

Miami University is an Ohio public university founded in 1809. Enrolling approximately 16,000 undergraduate and graduate students annually, the University combines a wide range of strong academic programs with the personal attention ordinarily found only at much smaller institutions. The residence halls provide housing for approximately half of undergraduate students. The vast majority of remaining students live in the surrounding community of Oxford, with only a few hundred students commuting more than 5 miles.

The University’s campus is one of the most consistent campus environments in the country. Robert Frost once identified the University’s campus as "the most beautiful college there is." The campus aesthetic is vital to attracting and retaining high quality students. Residence halls have been an integral part of the "Miami experience" since the early 1800’s. Campus residential living is part of the history, culture, and educational mission of the University. The location and appearance of the University’s residence halls contributes to the overall beauty and functionality of the campus. The University’s Western Campus, acquired in 1974, features a natural and pastoral setting with rolling hills and wooded areas. The architectural style of the Western Campus is not representative of the Neo-Georgian style of the University’s main campus. Many
of the structures on the Western Campus utilize stone and brick and offer a more diverse architectural style. The New Western Dining Hall and the Geothermal Energy Plant, which will both be under construction concurrently with these residence halls, will have a more contemporary and unique design. It is desirable that the pedestrian character of the campus be preserved as residence halls are renovated or built in the future.

On-Campus Housing

The University has the capacity to house approximately 7,100 students in 41 halls on its main campus, which supports the two-year, live-on-campus requirement. In 2010, the University completed a Student Housing and Dining Long Range Master Plan (“Plan”). The Plan includes four new residence halls (including two new food service facilities) and the renovation of all existing residence halls (with the exception of Heritage Commons – built in 2005), in the next fifteen years. Phase I (years 1-5) will focus on the construction of four new open suite-style residence halls. An open suite design concept was selected for the new halls to provide a unique residential experience with the privacy and amenities of suite-style living within communities ranging from 25 to 31 students. The open suite floor plan (Exhibit A) is provided to illustrate the design intent of the open-suite concept.

The University began implementation of the Plan in 2011 with the following projects:
- Elliott and Stoddard Residence Halls Renovation (78 beds) - completed in August 2011
- Marcum Center Addition and Renovation - currently under construction (2012 opening)
- New Maplestreet Station (Dining and 90 beds) - currently in the construction phase (2013 opening)
- New MET Quad Residence Hall (232 beds) - currently in the design phase (2013 opening)
- New Western Dining - currently in the design phase (2014 opening)

II. PROJECT DESCRIPTION

Project Overview

The University seeks the qualifications of design-build teams for the construction of three new Western Campus residence halls, approximately 700 beds total. The site plan is included as Exhibit B.

The new residence halls are to be designed with a minimum of the US Green Building Council’s LEED Silver level of certification, and this development is seen as an opportunity for the University to implement innovative sustainability elements. The Project is concurrent with the Western Campus Site Infrastructure Project, which includes the new Geothermal Energy Plant. While architectural details and design flexibility will vary according to the site, the new residence halls are expected to fit into the existing campus fabric. The new Western Campus residence
halls should accommodate an architectural style considering the variety already present in the immediate area while remaining sensitive to the proximity of the main campus.

III. **ANTICIPATED PROJECT SCHEDULE**

**Request-for-Qualifications Phase Schedule**
- **RFQ Distribution**: Monday, February 20, 2012
- **Pre-Qualification Meeting**: Wednesday, February 29, 2012 at 10am EST
- **RFQ Question Submission Deadline**: Friday, March 2, 2012
- **RFQ Clarification Issued (including Q&A)**: Tuesday, March 6, 2012
- **RFQ Submission Deadline**: Monday, March 12, 2012
- **Identification of a Short-list of Respondents**: Week of March 26, 2012

**Request-for-Proposals Phase Schedule**
- **RFP Distribution**: Week of April 2
- **Pre-Proposal Meeting**: Week of April 9
- **Individual Work Sessions (2)**: Weeks of April 23 & May 7
- **Proposals Due**: Friday, June 1, 2012
- **Interviews**: Week of June 11
- **Notice of Intent to Award**: Week of July 2

**Design-Build Phase Schedule**
- **Substantial Completion**: April 2014
- **Project Occupancy**: May 2014

IV. **SUBMISSION REQUIREMENTS FOR THE RFQ PHASE**

The following information must be submitted in response to this RFQ in the order indicated below:

**Cover Letter (with the following elements):**
- Statement of interest in the project
- Identification of the point of contact for this RFQ process with telephone number and e-mail address
- Name, address, telephone, e-mail, and website for the prime firm
- Signature of a duly authorized principal
- Indicate form of business, (e.g., corporation, partnership, joint venture, or sole proprietorship)
1. **Team Strength and Capacity:**
   a) Years in business
   b) Firm(s) history
   c) Number of full-time employees by the following categories:
      1) Architecture / Engineering / Interior Design
      2) Construction
   d) Financial Strength and Responsibility
      1) Evidence of the capability to provide a surety bond in the amount of $50M in accordance with paragraph (A) of OAC 153:1-4-02. This evidence shall be in the form of a letter from a licensed bonding company or an agent of the bonding company that typically bonds the firm.
      2) Income statement
      3) Balance sheet
      4) Statement of cash flows
      5) Statement of retained earnings (or member basis if an LLC) for 2010 and 2011
   e) Firm(s) capacity: Demonstrate the level of commitment and current work under contract for both the firm and the personnel proposed for the project.

2. **Team Competence and Experience:**
   a) Provide evidence of the technical training, education, and experience of the firm’s personnel and key consultants who would be assigned to perform the services, including the proposed architect of record, the design professionals and the construction professionals.
   b) Provide evidence of common experience between the key team members on project(s) of similar scope and complexity.
   c) Provide evidence of the firm’s ability in terms of workload and availability of qualified personnel, equipment, and facilities to perform the required design-build services competently and expeditiously with such documentation to include experience with the design-build delivery method including familiarity with the process, risks, and responsibilities.
   d) Past performance of the firm, including the firm’s proposed architect of record, as reflected by the evaluation of previous clients with respect to such factors as control of costs, quality of work, dispute resolution, meeting deadlines and meeting diversity and inclusion goals as may have been required by a public authority or applicable law.

3. **Design and Construction Management Experience:**
   a) On-campus student housing experience.
   b) Ability to meet the University’s program and design standards, including LEED requirements.
   c) Familiarity with local construction market, including working relationships with local subcontractors and suppliers.
4. **Project Profiles (minimum of 5)**

Provide profiles of student housing projects that best illustrate the team’s experience and capabilities. For each project, please provide the information below (a-e) in a consistent format similar to the sample Project Profile Summary Worksheet provided in Exhibit C (additional information may be provided as case studies). Images of projects are encouraged. One additional page per project (above the prescribed submission limit of 20) will be allowed for images of projects or a link to a project website may be provided.

a. Project name
b. Client name
   1) Identify if the institution is public or private
   2) Provide contact name and phone number
c. Key team members (partner firms)
d. Location (state)
e. Project Detail
   1) Number of beds
   2) Unit type/configuration
   3) Size (gross square footage)
   4) Construction type (masonry, steel, wood, or hybrid)
   5) Construction cost
      • Cost/Bed
      • Cost/GSF
   6) Project schedule (design duration, construction duration, completion date)
   7) Delivery type (DBB, DB, CMR, etc.)
   8) LEED level (if applicable)
V. SELECTION CRITERIA

The University will consider the following criteria (maximum points indicated in parentheses) to identify the short-list of Respondents who will advance to the RFP phase:

1. Team Strength and Capacity (15 points)
   a. Firm(s) strength and history (5 points)
   b. Financial strength (5 points)
   c. Firm(s) capacity (5 points)

2. Team Competence and Experience (35 points)
   a. Common experience (5 points)
   b. DB experience (10 points)
   c. Qualifications of key personnel (20 points)

3. Design and Construction Management Experience (40 points)
   a. On-campus student housing experience (10 points)
   b. Ability to meet Miami’s program, design, and construction quality standards (20 points)
   c. Familiarity with the local construction market (10 points)

4. Overall quality of submission (10 points)

VI. MEANS AND DEADLINE OF SUBMISSION

Response submissions are due on or before 3:30 pm EST on Monday, March 12, 2012.

Pre-Qualification Meeting:
• Wednesday, February 29, 2012 at 10am EST, Miami University Art Museum, 801 South Patterson Avenue, Oxford, OH 45056

Submission packages shall be:
• 20 pages maximum in length, single-sided (excluding a one-page image submission for each “Project Profile” submitted under Section IV 4)
• Sent electronically as a PDF document to Ms. Elizabeth Davidson, davidsea@muohio.edu (5MB maximum), and
• Delivered as six (6) bound copies to:
  Ms. Elizabeth Davidson
  Director of Facilities Contracting
  Miami University
  181 Cole Service Building
  Oxford, OH 45056
VII. QUESTIONS

Please address your questions concerning this RFQ to Elizabeth Davidson in writing by Friday, March 2, 2012. The University’s responses and any clarification to the RFQ will be posted by the University in an RFQ Clarification on Tuesday, March 6, 2012. Please do not contact any other employees of the University directly:

Ms. Elizabeth Davidson  
Director of Facilities Contracting  
Miami University  
181 Cole Service Building  
Oxford, OH 45056  
E-mail: davidsea@muohio.edu

VIII. NOTES

1. After the RFQ phase, the selected short-listed teams may not make any significant changes to the composition of the team’s member firms, personnel assignments, and individuals’ roles and responsibilities without the University’s written approval.

2. The University intends to utilize the forms and documents prescribed by the Ohio Department of Administrative Services (through the State Architect’s Office) in conjunction with the State of Ohio Standard Requirements for Public Facility Construction Design-Build Contract Documents that are scheduled to be released prior to the time of the issuance of the RFP by the University. DB team scope of work and responsibilities will be outlined per the State Architect’s Office guidelines.

3. The University reserves the right to waive irregularities and the right to reject any submissions at any point during the selection process. The University also reserves the right to approve all sub consultants and team members.

4. Prior to executing an Agreement for services discussed above, the selected Design-Builder must represent and warrant, by completing a “Declaration Regarding Material Assistance/Non-Assistance to a Terrorist Organization” form (supplied by the University), that it has not provided any material assistance, as that term is defined in ORC Section 2909.33 C, to an organization that is identified by, and included on, the United States Department of State Terrorist Exclusion List and that it has truthfully answered “no” to every question on the form.

5. The selected Design-Builder shall represent and warrant the absence of “unresolved” finding for recovery under O.R.C. Section 9.24.
6. The selected Design-Builder shall participate in the State of Ohio’s Encouraging Diversity Growth and Equity (EDGE) Program to the extent required by law.

7. The selected Design-Builder shall also carry and maintain at the firm’s cost, with companies authorized to do business in Ohio, all necessary liability insurance, including, without limitation, Workers’ Compensation and employer’s liability insurance, commercial general liability insurance, project specific liability insurance, and professional liability insurance to the fullest extent required by applicable law.
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Client Name (Public/Private)</th>
<th>Key Team Members (partner firms)</th>
<th>Location (State)</th>
<th>Number of Beds</th>
<th>Unit Type / Configuration</th>
<th>Size (gsf)</th>
<th>Construction Type</th>
<th>Construction Cost</th>
<th>Project Duration (Cost/Bed)</th>
<th>Cost/GSF</th>
<th>Completion Date</th>
<th>Delivery Type (DBB, DB, CMAR)</th>
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(Add additional rows as needed)