



CINCINNATI
CLASSICAL ACADEMY

FORMING HABITS OF MIND, HEART, AND SOUL

REQUEST FOR QUALIFICATIONS

DESIGN-BUILD FOR:

Cincinnati Classical Academy
170 Siebenthaler Ave
Cincinnati, OH 45215

SUBMITTAL DUE:

September 22, 2022, by 2:00pm Eastern Time

DEADLINE FOR FINAL SUBMISSION OF QUESTIONS:

September 19, 2022 by 2:00pm Eastern Time

SUBMIT RESPONSES VIA EMAIL:

Monty Hardy

Monty@RoundTableFunding.org – Construction Monitor

Dr. Jed A. Hartings

Jed@CincyClassical.org – School Board Chair

Dear Design-Build Contractor:

Introduction

Cincinnati Classical Academy (School) is seeking qualifications for the intent of entering into an agreement with an experienced Building Contractor and Architect (Contract Team). Cincinnati Classical Academy is an Ohio community (charter) school opening in the 2022-23 school year with 450 students in grades K-6 on the campus of a former Catholic school/parish at 170 Siebenthaler Ave, Cincinnati, OH 45215 (Hamilton County). The School will be adding a grade each year until K-12 are served, with an anticipated total enrollment of 1250 students.

The School is seeking a Contract Team for construction of new facilities to accommodate this growth. The successful Contract Team will work with the School to plan appropriately for future growth and development on the existing campus, and to design and construct an approximately 50,000 square foot educational facility. The new facility will need to be integrated aesthetically, and to the extent possible, physically, with the existing school and gymnasium. The design should be consistent with, and to the extent possible, reinforce the School's classical culture and pedagogy. The new school will require occupancy by 7/14/2024. Since school will be in progress during the construction of the project, the Contract Team will be

expected to provide a plan that is minimally disruptive of ongoing learning, provides for student safety, and does not inhibit the free flow of traffic on the site.

The successful Contract Team will be expected to work with the School and the its advisors to:

- Fully develop a final design that includes detailed specifications and final scope of work acceptable to the School, and meets program needs and design requirements of a classical academy.
- Provide a guaranteed maximum price (GMP) that supports the design; provide construction documents; obtain site plan approval and building permits from the authorities having jurisdiction; and construct the facility within the project budget and timeline.
- Provide a qualified management team including all design and engineering disciplines.
- Provide detailed milestone schedules and manage the design and construction phases through completion.

All inquiries regarding this RFQ document shall be submitted electronically to the referenced Construction Monitor (CM) and School Board President by the noted deadline. **Please note that unless the inquiry is determined proprietary to your proposal, the questions and answers may be distributed to all responders. Site visits can be arranged at the discretion of the School.**

Responses are to be submitted electronically via email in a pdf format. The School reserves the right to ask any respondent to present or interview with the selection committee. Interviews and presentations will not be open to the public.

1. Scope of the Project:

Cincinnati Classical Academy has a current facility that can accommodate up to 520 students. The project contemplated in this RFQ is the construction of additional education facilities that will accommodate at least an additional 750 students, including programming, design, permitting, GMP contract, construction and occupancy. The project scope also includes providing for the safety of existing students who will be attending the school during the time of construction. The School will provide its own financing.

2. Schedule of Key Dates

08/31/22	Release of RFQ for Design-Build Services
09/05/22	Courtesy notice via email of intent to bid, sent to monty@roundtablefunding.org and jed@cincyclclassical.org
09/19/22	Deadline for receipt of questions concerning the project
09/22/22	Deadline for submission of bids at 2 p.m. EST

09/27-28/22 Interviews with selected Contract Teams

10/06/22 Selection of Contract Team

3. Submittal Section/Technical Proposal

Since this is a request for qualifications and not a solicitation for bids, selection will be based on qualifications, experience, past project costs and other key metrics decided upon by the selection committee. Respondents are expected to address the following key elements in their responses:

- A. Your **experience** in the design and construction of schools, and particularly public charter schools, or similar projects, including your experience in Ohio
- B. Your selected **design team** and their experience – including your preference to have the design team fall under your umbrella or contract directly with School. What is the typical design fee including architect, Civil, MEP, and any other involved design consultants?
- C. Your proposed scope during the **preconstruction phase** – including the typical fee for pre-construction work, your role with entitlements and your role in permitting.
- D. What is your **construction fee** on a project like this? What are your typical General Conditions costs as a percentage of the project cost?
- E. Provide a **project budget** on your most recent relevant project, that demonstrates cost per square foot; provide evidence of your track record of completing **on time and on budget**
- F. Your plan to mitigate challenges related to the current **supply chain issues**
- G. Your required build-time and **proposed schedule** in the current environment
- H. Your considerations for construction on a site with an operating school, and approach to developing a **campus integrated** with existing structures and a classical culture
- I. Any other information you feel would be beneficial to supporting your firm's qualifications and experience for this project.

4. Evaluation Criteria

For ease of evaluation, the proposals must provide a point-by-point response, addressing each area of the evaluation criteria in detail. Proposals will be evaluated based on the following criteria, as elaborated above:

- Experience
- Design
- Pre-construction strategy
- Construction fees
- Construction costs
- Supply chain strategy

- Integrated campus
- General model, culture and proposed schedule

It is expected that criteria will be weighted equally. However, the School reserves the right to weigh factors differentially based on overall value and all information provided, and to select any responder it considers the best value to the School. The school also reserves the right to extend its evaluation time as needed.

The School reserves the right to reject any and all bids, to waive any informalities or irregularities therein, and to accept the proposal that, in the opinion of the School, is in the best interest of the project.