

CUYAHOGA COMMUNITY COLLEGE
REQUEST FOR PROFESSIONAL DESIGN SERVICES
Ohio State Form F110--330

PROJECT NAME: Western Campus Heating and Cooling Replacement
Project No. C202247090
LOCATION: Western Campus
11000 Pleasant Valley Road
Parma, OH 44130

The Western Campus Heating and Cooling Replacement Project consists of two components: 1) Demolition and removal of the existing steam boiler system and replacing with a new hot water boiler system, 2) Demolition and removal of the existing chillers and replacing with a new chillers with all associated pumps. The primary intent of this project is to achieve maximum energy efficiency and cost savings.

Scope of work for the Western Campus Heating and Cooling Replacement includes:

The successful firm shall review the existing conditions to identify project design requirements and constraints associated with the existing space, infrastructure, utility connections and connected systems equipment to remain. This project shall include new energy efficient boilers and chillers, dynamic controls, metering, operating software providing improved control management and integration into the “Tridium” Building Automation System.

The new boiler system shall provide sufficient heating using the Connected Load calculation to allow for variable demand. Sizing of existing heating coils shall be verified to determine whether these existing coils can be used in the new system. Coil sizing will be critical in all aspects of the project, particularly when converting from steam heat to hot water. Coil sizing changes identified during the design process shall be brought to the attention of Tri-C immediately to assess the magnitude of the associated scope change.

The required hot water pumps can be either primary pump configuration or a primary / secondary pump configuration and shall serve to maximize operational efficiency and control. Shut off valves shall be incorporated into the hot water boiler system design for every building to isolate individual buildings in the event of a leak or service-related issue.

The Drawings, Specifications and Building Systems will be developed to comply with the College’s published Design Standards. Work will be in accordance with all applicable local, state and federal statutes and regulations.

PROFESSIONAL ENGINEERING & DESIGN SERVICES REQUIRED:

The successful firm shall create complete Construction Drawings and Specifications required to perform the project as described above. All associated work, including but not limited to, System Controls and Integration, HVAC, Plumbing, Fire Suppression, Electrical, Security & Technology shall be included in the Construction Drawings and Specifications. The Tri-C Western Campus will be operational during construction, requiring the boiler and chiller removal and replacement to be seasonally appropriate.

The Design Firms services shall include (1) Review of Existing Site and Building Conditions; (2) Design Review Meetings to include Design Team, Plant Operations and Capital & Construction at 25%, 50%, 75% and 100%; (3) Construction Documents; (4) Bidding Services; (5) Construction Administration Services and (6) Project Close-out Services. The successful Proposer for these services shall be required to create the cost estimates at 50% design completion & 100% Construction Document, design schedule

with specified equipment lead times to assess duration of CM procurement and an estimate utilizing current local market costs.

TENTATIVE SCHEDULE:

DESIGN START DATE:	March 2025
DESIGN COMPLETION DATE:	September 2025
CMR SELECTION	September 2025
CONSTRUCTION NOTICE TO PROCEED:	February 2026
CONSTRUCTION COMPLETION:	April 2027
PROFESSIONAL SERVICES COMPLETED:	May 2027

TOTAL ESTIMATED PROJECT BUDGET: \$ 6,500,000

CRITERIA FOR SELECTION OF CONSULTANT:

Qualifications submittals will be reviewed and ranked by a committee established by the College. Selection criteria will include team's location; size of associate firm and consultants; qualifications of the associate firm and consultants; qualifications of the staff performing the work; availability of associate firm and consultants based upon current volume of active projects (not just State work); MBE/FBE/SBE/DBE participation on team; technical approach tailored to the Project; Committee's experience with the firms or individual team members; Team's current amount of contracted work with Tri-C and others. Proposed Consultant shall be accessible via electronic communications. Please list any of this information in Section H if it is not made clear on the F110-330 form. Information in addition to the F110-330 form may be provided.

ADDITIONAL REQUIREMENTS FOR PROPOSAL SUBMITTAL:

1. Each submittal shall include an organizational chart that describes the relationships and responsibilities of each key team member listed in the proposal.
2. All projects whether scheduled for LEED certification or not will be designed using sustainable, high performance design principles as a standard of practice.
3. All projects are to be engineered to meet the requirements of Ohio House Bill 251, the Advanced Energy Law.
4. As part of Tri-C's efforts to become more sustainable, we are requiring that all submittals be recyclable or reusable.
 - a. Submittals shall be binder clipped, GBC bound or similar. No spiral binding or 3-ring binders.
 - b. The use of 100% recycled content paper for all proposals is encouraged.
5. This project will be administered using a modified version of the State of Ohio Standard Requirements for Public Facility Construction.
6. Tri-C, being a State of Ohio institution, will require permitting thru the State.

Please forward 6 hard copies and 1 consolidated PDF on a USB drive of the entire statement of qualifications including the F110-330 forms to: Judi Cooper, Cuyahoga Community College, 700 Carnegie Avenue, Cleveland, OH 44115, Attention: Project No. 20247090, West Campus Heating & Cooling Replacement RFQ.

An informational meeting and site walk will be held on 12/4/2024 at the Tri-C Western Campus Boiler Chiller Plant located in Building F. The intent of this meeting is to review project scope details and existing conditions. Meet in main entrance to Rec Center. Attendance is limited to two representatives and must send interest to attend to Matthew O'Donnell, Director, Capital & Construction (matthew.odonnell2@tri-c.edu).

Deadline for acceptance of forms will be 2:00 PM, Tuesday, December 10, 2024. For additional information, please contact Matthew O'Donnell, Director, Capital & Construction, (216) 987-0572 (matthew.odonnell2@tri-c.edu).

Plain Dealer Weeks of: November 18th, 25th, December 2nd

Call & Post Weeks of: November 18th, 25th, December 2nd
La Prensa Weeks of: November 18th, 25th, December 2nd