

**OHIO SCHOOLS COUNCIL
REQUEST FOR QUALIFICATIONS FOR
DESIGN-BUILD SERVICES (“RFQ”)**

A. PROJECT DESCRIPTION

The Ohio Schools Council (“OSC”) in accordance with Ohio Revised Code Sections 153.65 through 153.71, Section 167.081, and Ohio Administrative Code 153:1, is soliciting statements of qualifications for design-build services for the purpose of establishing a contract with the selected firm in order for that firm to make abatement services such as, but not limited to: asbestos abatement, lead abatement, hazardous materials abatement, and air quality and environmental testing; available to OSC members. OSC is requesting interested firms to submit a statement of qualifications to provide services as a Design Builder for the improvements.

B. PROJECT DELIVERY/SCOPE OF SERVICES

The improvements will be constructed consistent with criteria established by the OSC.

C. INTERVIEWS AND DESIGN-BUILDER SELECTION

The firm shall be selected using (i) a qualification-based selection process during this initial RFQ phase to develop a short list of design-build firms, and then (ii) a subsequent selection process during the Request for Proposal stage for the final selection.

1. RFQ Phase/Short-Listing of Firms. Each firm responding to this RFQ by submitting a statement of qualifications will be evaluated by the OSC based on the firm’s qualifications and the qualifications and experience of the particular individuals identified as the firm’s proposed team for the project. Qualifications include (a) competence to perform the services as indicated by the technical training, education, and experience of the design-build firm’s personnel and key consultants, especially the technical training, education, and experience of the employees and consultants of the design-build firm who would be assigned to perform the services, including the proposed architect or engineer of record; (b) ability to manage the required workload and provide qualified personnel, equipment, and facilities; (c) past performance as reflected by the evaluation of previous clients with respect to such factors as control of costs, quality of work, dispute resolution, administration of subcontractors, meeting deadlines and the past performance of the design-build firm’s proposed engineer; (d) financial responsibility as evidenced by the capability to provide a performance bond and payment bond; (e) previous work performed in connection with Ohio political subdivisions, particularly public school districts; and (f) other similar factors. The OSC may hold discussions with individual firms to explore further their qualifications, the scope and nature of the services they would provide, and the various technical approaches they may take regarding a project, or alternatively, the OSC, at its sole option, may evaluate the qualifications of the firms based solely on the statements of qualifications that are submitted. After evaluating the responses to this RFQ, OSC will select a short-list of no fewer than three firms that OSC considers to be the most qualified to perform the services, except if OSC determines that fewer than three firms are qualified, it will only select the qualified firms. .

2. Request For Pricing and Technical Proposals Phase. Following the conclusion of this RFQ Phase, OSC will issue a Request for Proposals (“RFP”) to the short-listed firms that will invite the firms to submit technical and pricing proposals. The OSC will select the firm whose proposal the OSC determines to be the best value.

D. REQUESTED SUBMISSIONS

Firms are requested to submit the following information when submitting a statement of qualifications in response to this RFQ:

i. Cover Letter. Cover letter must include: (a) name, address and phone number of the office where the personnel assigned to a project will be based, and (b) name, title and phone number of the principal contact person.

ii. Firm Profile. The firm profile must include: (a) years of existence; (b) legal form of firm, (c) location of home office; and (d) general firm history. If the proposed form of entity is a joint venture, please identify each venturer and their respective percentage of participation. Provide a summary, on three pages or less, describing why your firm/team is the most qualified.

iii. Bonding/Insurance. Provide evidence of capacity to provide bonding and a copy of the firm’s certificate of insurance showing the firm’s current limits of liability for commercial general liability, employer’s liability, business automobile liability, umbrella and professional liability.

iv. Similar Experience. Relevant projects of similar nature. Include: (a) description of the project and the services your firm provided for the project; (b) start and completion dates for each project; and (c) name, title and telephone number of the client contact most familiar with your services on the project.

v. Personnel/Staffing. Provide an organizational chart containing the names and titles of the proposed staff for the project. At a minimum, the chart should include at least three (3) officers or senior employees (e.g., Project executive, Principal-in-charge, Project Manager or Project Superintendent or similar designation) who will be available for work on the project. For every person listed on the chart, provide a one-page resume highlighting relevant experience and identify the phase(s) of the project to which the individual will be assigned and the percentage of that individual’s time to be devoted to the project.

vi. Management Systems. Describe the record keeping, reporting, monitoring and other information management systems that the firm would propose to use for the project. Describe the scheduling and cost control systems the firm would propose to use for the project.

vii. Self-Performed Work. Indicate whether the firm intends to self-perform any work on the project through an acceptable competitive process and, if so, the nature of the work and capability to self-perform.

viii. Estimating & Value Engineering. Demonstrated capability of in-house estimating on projects and value engineering.

ix. Scheduling. Demonstrated track record of performance of managing projects to the original schedule.

x. Safety Programs. Describe the firm's in-house safety program.

xi. Employee Screening/Security Programs. Describe any employee workplace screening programs.

xii. Prior Defaults. Complete listing of any public or private construction projects for which the firm has been declared in default.

xiii. Legal Compliance. The firm's history of compliance with federal, state and local laws, rules and regulations, and any EPA, OSHA or other regulating entity issues or citations in the last ten (10) years

xiv. Liquidated Damages. Describe the firm's willingness to accept liquidated damages and experience with such provisions on other similar projects.

xv. Sustainability. Describe the firm's experience related to sustainability initiatives. Include pertinent details of past projects where your firm successfully implemented sustainable practices in demolition and construction waste management; energy savings during demolition, construction or renovation projects; and energy conservation measures during similar past projects.

xvi. Coordinating Bidding with Guaranteed Maximum Price (GMP) Packages. Describe the firm's experiences with coordinating the subcontractor selection process with the process for establishing a GMP

E. INSTRUCTIONS FOR SUBMISSIONS AND DEADLINE

1. Submission/Response Deadline. By not later than 4:00 P.M. on December 19, 2025, one electronic copy of the firm's statement of qualifications must be submitted by email to:

Tom Dreiling, Director of Business Services
Ohio Schools Council
E-mail address: tdreiling@osconline.org

The subject line of the e-mail should clearly read "Statement of Qualifications for Abatement Services". Statements of qualifications received after this date and time will not be considered.

2. Questions; Inquiries. By no later than 4:00 pm on December 12, 2025, questions regarding this RFQ must be directed to:

Tom Dreiling, Director of Business Services

Ohio Schools Council
E-mail address: tdreiling@osconline.org

The subject line of the e-mail should clearly read "RFQ for Abatement Services". No phone calls.

Firms considering responding to this RFQ are strictly prohibited from communicating with any member of OCS's staff other than as directed in this Part E.2.

3. Updates and Amendments to RFQ. Updates to this RFQ, including answers to any questions shall be in by written addendum and shall be posted on OSC's webpage at

www.osconline.org.

All firms will be presumed to have actual knowledge of all information posted on the OSC's webpage relating to this RFQ, and firms shall not avail themselves of incomplete knowledge and/or lack of familiarity of this RFQ and any addenda thereto resulting from the firm's failure to check the OSC's webpage. Interpretations, corrections and changes of the RFQ which are made in any manner other than a written addendum will not be binding.

4. Public Records. All documents submitted to OSC in response to this RFQ are public and will be available for inspection as set forth under ORC 149.43 and Ohio Administrative Code 153:1-6-01. The following information shall, to the extent included with the statement of qualifications, remain confidential except under proper order of a court: (1) surety letters showing bonding capacity, (2) insurance certificates and policies, and (3) financial capacity.

5. Cancellation; Rejection. OSC reserves the right at any and all times to reject all statements of qualifications, to cancel this RFQ or any portion of this RFQ. OSC shall have no liability to any firm arising out of such cancellation or rejection. OSC reserves the right to waive minor variations in the selection process.

6. Preparation Costs. OSC assumes no responsibility for costs incurred in the preparation, presentation or submission of the statements of qualifications.

7. Amendments to RFQ. At its discretion, the OSC may amend this RFQ at any time prior to the deadline for receipt of statements of qualifications and to distribute the amendments in any medium as determined by the OSC