

## REQUEST FOR PROPOSALS

Kent State University will accept separate sealed Proposals from **Energy Service Companies** for this Energy Conservation Measures Performance Contract until **11:00 A.M. local time on Wednesday, January 22, 2020**. Proposals WILL NOT be accepted afterwards under any circumstances. The Proposals will be opened and read aloud and confirmed for completeness only at Kent State University, Office of the University Architect, Suite 101 Harbour Hall, 615 Loop Road, Kent, Ohio 44242. Proposal presentation and analysis period will follow, for furnishing the material and performing the labor for the execution and construction of:

**PROJECT NO. KSU-20L026**  
**COLLEGE OF PODIATRIC MEDICINE HB-7 ENERGY CONSERVATION PROJECT**  
**KENT STATE UNIVERSITY COLLEGE OF PODIATRIC MEDICINE**  
**INDEPENDENCE, OHIO IN CUYAHOGA COUNTY**

Proposals will be received for:

**Energy Conservation Measures Performance Contract** – College of Podiatric Medicine, design-build energy conservation program in accordance with O.R.C. 3345.61 – 3345.65. Basic scope: Energy ECM's to meet HB-251 goal of minimum 20% reduction of energy consumption. Preferred Energy Savings only, total project cost payback required before 15 years per Ohio Legislation. Approximately 132,421gsf in one facility on the Kent State University Independence Campus.

**Limited Scope Service Agreement/M&V-Auditing and Energy Savings Guarantee** - Minimum term until the conclusion of the payback contract period, project wide Limited Scope Service Agreement including all added/revised project scope utility metering devices, including a Guaranteed Energy Savings Bond for Energy Conservation Measures implemented in the Performance Contract.

**All Proposers are strongly encouraged to attend the Pre-Survey Meeting and Initial Site Tour on Wednesday, November 6, 2019, at 11:00 AM local time**, in Room 322A of the Kent State University College of Podiatric Medicine, 6000 Rockside Woods Boulevard, Independence, Ohio 44131.

**INITIAL TOUR:** Immediately following the meeting, there will be an initial building survey/tour of mechanical spaces followed by general tour of the building. **Classes and University business will be in progress during this tour and must not be disturbed.** There will be an opportunity for additional site visiting, lighting surveys, etc. during the week of December 16-20, 2019, while students are out for Winter Break. The ESCOs will have access to the public spaces of the buildings, but must be escorted to the remaining restricted access areas. Access to restricted areas prior to the RFP Proposal deadline must be scheduled with the Owner for the week of December 16-20. Work shall be completed **within 485 consecutive calendar days maximum** following authorization to proceed.

The Contract will include (1) the State of Ohio Standard Requirements for Public Facility Construction using the energy performance contract delivery system contract method described in ORC Chapter 156, and (2) appropriate Project-specific documents.

This Project is subject to the State of Ohio's Equal Employment Opportunity requirements described under OAC 123:2-3 through 123:2-9.

This Project is subject to the State of Ohio's Encouraging Diversity, Growth, and Equity ("EDGE") Business Development Program. Each Proposer is required to submit with its Proposal certain information about the certified EDGE Business Enterprise(s) participating on the Project with the Proposer. The **EDGE Participation Goal** for the Project is **five percent (5%)**. The EDGE-participation percentage is determined by the contracted value of goods, services, materials, and labor that are provided by EDGE-certified business(es). The participation is calculated on the total amount of each awarded contract. For more information about EDGE, contact the State of Ohio EDGE Certification Office at <https://das.ohio.gov/eod>, or at its physical location: 4200 Surface Road, Columbus, Ohio 43228-1395; or by telephone at (614) 466-8380.

The Proposer must indicate the locations where its services will be performed by an attachment to its Proposal in accordance with the requirements of Executive Order 2019-12D related to providing services only within the United States.

Domestic Steel Use Requirements, as specified in Section 153.011 of the Ohio Revised Code (ORC), apply to this Project. Copies of Section 153.011 ORC can be obtained from any of the offices of the Ohio Department of Administrative Services.

Proposers are encouraged to be enrolled in good standing in a Drug-Free Safety Program ("DFSP") approved by the Ohio Bureau of Workers' Compensation ("OBWC") prior to submitting a Proposal. Proposers are required to provide on the Proposal Form certain information relative to their enrollment in such a program; and, if awarded a Contract, to comply with all other applicable DFSP requirements.

The Proposer must provide evidence of capacity to provide bonding in the amount of the Project Development Compensation plus the Contract Sum, based on the estimated Construction Budget (e.g., a letter from its Surety or Sureties stating that the Proposer is eligible for the Performance Bond and Payment Bond for 100 percent of the estimated Project Development Compensation plus the estimated Contract Sum if the Proposer is selected). For the purposes of determining the penal sum of the Bonds only, the Project Development Compensation and the Contract Sum do not include the Design Services Fee. The Proposer must provide their certificate of insurance showing the Proposer's current limits of liability for commercial general liability, employers' liability, business automobile liability and professional liability.

The State of Ohio Prevailing Wage requirements are applicable to this Project located in Cuyahoga County. The ESCO shall comply with the provisions, duties, obligations, and is subject to the remedies and penalties of ORC Chapter 4115.

The OAKS Capital Improvements ("OAKS CI") module, Ohio's Web-based project management system, is being utilized for the Project. The Proposer shall use OAKS CI module for all compatible services required under the Contract. All costs for the Proposer's use of OAKS CI for the Project shall be included in the Contract Sum, and additional compensation shall not be provided. If the Proposer is unfamiliar with the proper use of OAKS CI, the Proposer shall provide its employees for training without additional compensation.

Technical questions should be referred to: Scott Centea, Kent State University, Office of the University Architect, in writing (e-mail preferred), E-mail: [scentea@kent.edu](mailto:scentea@kent.edu); Telephone: 330- 672-9615; Fax: 330-672-2648.

Request for Proposal Documents may be purchased by Proposers only at their expense from ARC Planroom, 3666 Carnegie Avenue, Cleveland, Ohio 44115, telephone: 216-281-1234. For set cost information, click on the Public Projects in Ohio link at the following Website: <https://order.e-arc.com/arcEOC/ARCPlanRoom.aspx#>. Proposers will be required to purchase the complete set; no partial sets will be issued prior to the receipt of the Proposals and the award of the Contracts.

The University reserves the right to reject any or all bids.

Michael E. Bruder, Executive Director, Facilities, Planning and Design  
Kent State University Office of the University Architect  
Kent, Ohio 44242

---

Record Courier – Tuesday, October 15, 2019 (ADVERTISED ONE TIME ONLY)